



Chelsea Vista, The Boulevard, Imperial Wharf, SW6

Asking Price: £750,000

 Benham
& Reeves

Chelsea Vista, The Boulevard, Imperial Wharf, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A modern and contemporary two bedroom apartment located on the fourth floor of Chelsea Vista, Imperial Wharf. Spanning an approximate 973 square feet, with private balcony, this apartment comprises a bright and spacious living/dining area and a stylish fitted kitchen with integrated appliances such as hob, oven, and built-in microwave. This well-presented apartment offers two generously sized bedrooms. The main bedroom includes walk-in wardrobe, en-suite shower room and carpeted floor. This property also includes a tiled three-piece family bathroom, video-entry phone system, extra storage/utility cupboard, comfort cooling and wooden flooring.

Located on the north bank of the River Thames in SW6 adjacent to Chelsea Harbour, Imperial Wharf is a luxury riverside complex by developers St George with on-site amenities including 24 hour concierge, a residents' gymnasium, Tesco, landscaped gardens and a range of cafes and restaurants. A real local community and all the amenities you could wish for, all set within walking distance of the fabulous King's Road, which provides a variety of cuisines, cafes, bars and boutiques.

The Imperial Wharf rail station is 0.1 miles away and provides quick links to Clapham Junction, Shepherd's Bush (for the Central line and Westfield shopping centre) and Fulham Broadway (District line).

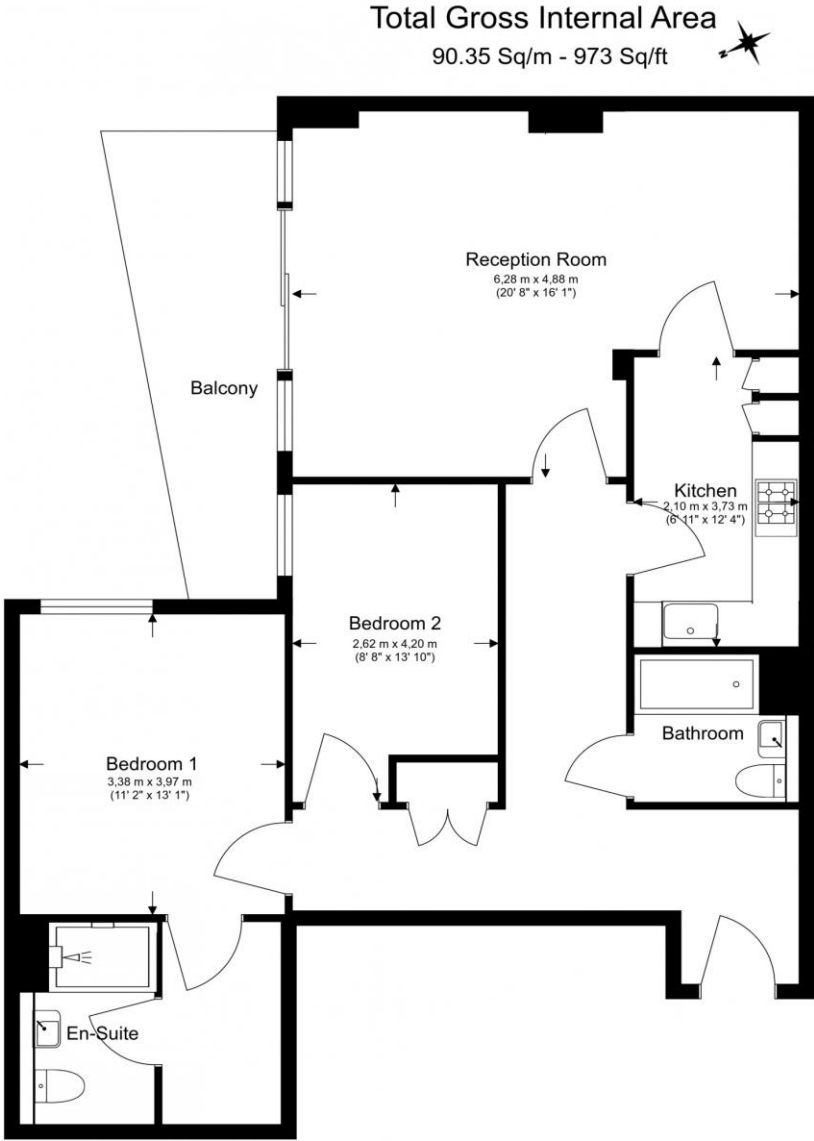




Property Features:

- Two Bedrooms
- Two Bathrooms
- Fourth Floor
- 973 Square Feet (Approx.)
- Private Balcony
- 24 Hour Concierge Service
- Resident's Gym
- Imperial Wharf Overground Station (Zone 2)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£750,000
Tenure:	Leasehold Expires 15/12/2998 Approximately 975 Years Remaining
Ground Rent:	£250 (per annum) for the year 2023
Service Charge:	£5300 (per annum) for the year 2023
Anticipated Rent:	£3,016 pcm Approx. 4.7 % Yield

Viewings:

All viewings are by appointment only through our Imperial Wharf Office.

Our reference: NIN230109

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