



Regency House, The Boulevard, Imperial Wharf, SW6

Asking Price: £1,025,000

Benham
& Reeves

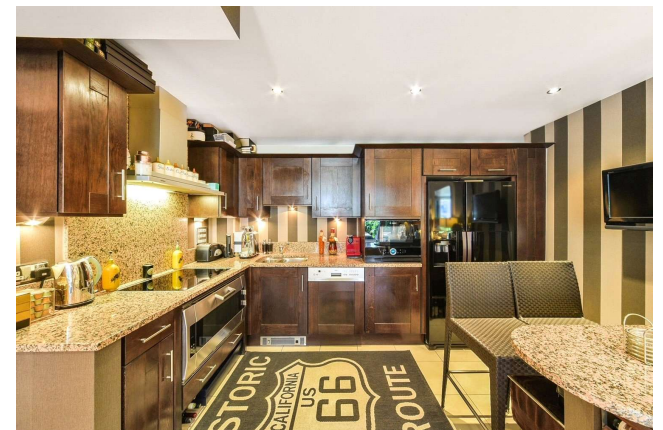
Regency House, The Boulevard, Imperial Wharf, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A fabulous two double bedroom, second floor apartment with an unusually large, private, south facing terrace featuring beautifully maintained plants giving a unique Mediterranean touch, making it a haven for the summer months. Throughout the property, you can find floor to ceiling windows/sliding doors leading to the private terrace which maximises the natural light coming into the flat. The living room is bright and has hardwood flooring, the open plan kitchen includes tiled flooring and a breakfast bar as well as integrated appliances. The principal bedroom includes built in wardrobes and a beautifully presented three piece en suite shower. There is a second double bedroom, a three piece family bathroom and ample storage throughout. The apartment further benefits from French interior design, air conditioning and two storage cupboards in the hallway.

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 West Brompton (District line). Fulham Broadway (District line) is 0.8 miles away.





Property Features:

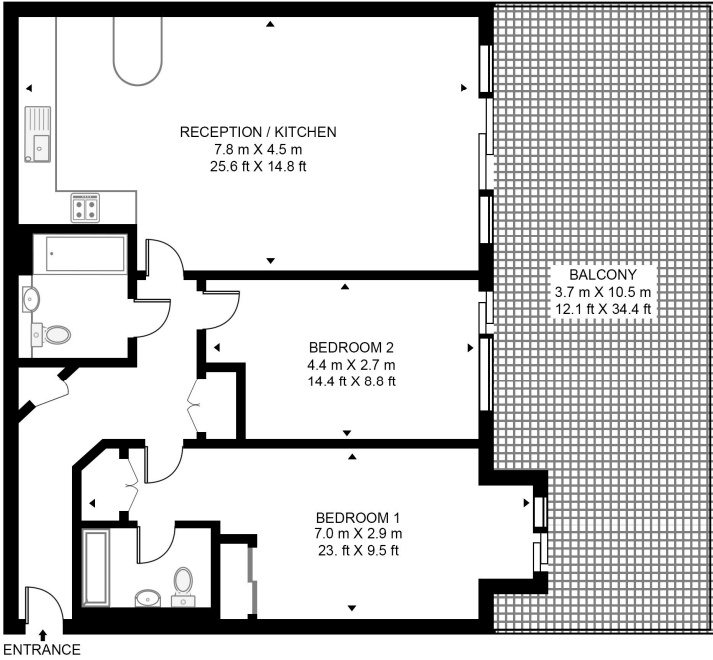
- Two Bedrooms
- Two Bathrooms
- 871 Square Feet (Approx.)
- 33 Square Feet South Facing Private Terrace
- Luxurious Finish
- 24 Hour Concierge
- Residential Gym
- Imperial Wharf (London Overground Line. Zone 2)



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APPROXIMATE GROSS INTERNAL FLOOR AREA 871 SQ. FT (80.92 SQ.M)



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	77
(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	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

Terms & Conditions:

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

Asking Price:	£1,025,000
Tenure:	Leasehold Expires 14/12/2998 Approximately 974 Years Remaining
Ground Rent:	£250.00 (per annum) for the year 2024
Service Charge:	£8,068.49 (per annum) for the year 2024
Anticipated Rent:	£3,500.00 pcm Approx. 4.1 % Yield

Viewings:

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

Our reference: NIN240134

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International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

