



# Thames Point, The Boulevard, Imperial Wharf, SW6

Asking Price: £870,000



# Thames Point, The Boulevard, Imperial Wharf, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning a spacious 1,111 square feet (approximately) is this stylish two bedroom apartment, comprising a reception room with a dining area and floor-to-ceiling windows leading to a private balcony with views of the river. There is a separate kitchen with built-in custom appliances, principal bedroom with built-in wardrobe and an en-suite shower room and a further double bedroom with storage space. Other benefits include 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 with on-site amenities including 24-hour concierge, a residents' gym, Tesco, landscaped gardens and a range of cafes and restaurants. A real local community with all the amenities you could wish for, set within walking distance to the fabulous King's Road, which provides a various choice of cuisines, cafes, bars and boutiques.

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





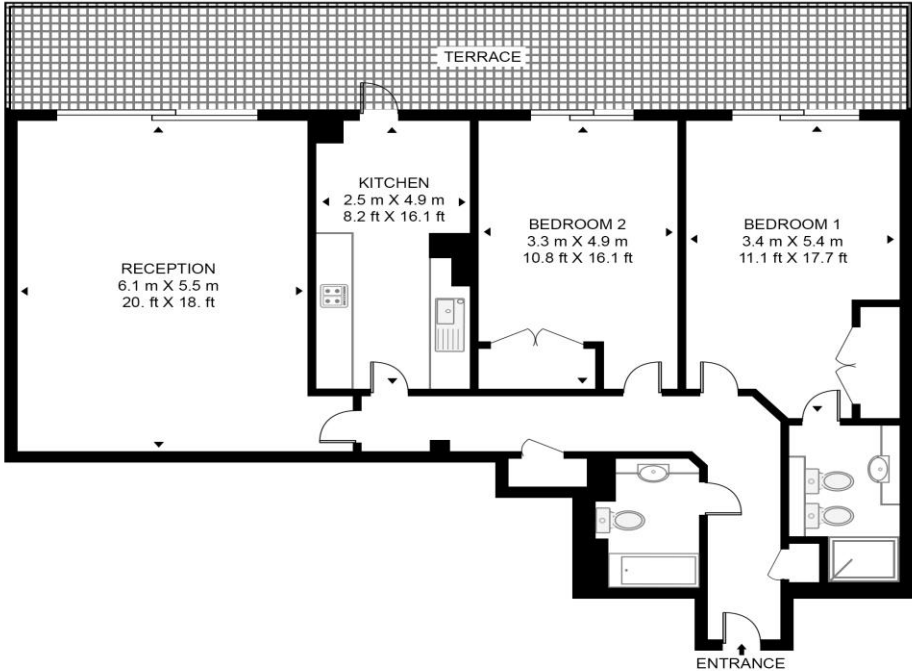
## Property Features:

- Two Bedrooms
- Two Bathrooms
- 2nd Floor
- 1111 Square Feet (Approx.)
- Balcony with River Views
- Larger than Average
- 24 Hour Concierge Service
- Residential Gym
- Communal Garden
- Imperial Wharf (London Overground Line. Zone 2)





**THAMES POINT, IMPERIAL WHARF**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1111 SQ.FT (103.2 SQ.M)



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.  
 WWW: hdvirtualart.com | TEL: 0203 974 1567 | EMAIL: info@hdvirtualart.com

## Terms & Conditions:

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

Asking Price:	£870,000
Tenure:	Leasehold Expires 15/12/2998 Approximately 973 Years Remaining
Ground Rent:	£550.00 (per annum) for the year 2024
Service Charge:	£10,000.00 (per annum) for the year 2024
Anticipated Rent:	£3,250.00 pcm Approx. 4.5 % Yield

## Viewings:

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

Our reference: NIN240236

T: 020 3282 3700

E: [imperialwharf.sales@benhams.com](mailto:imperialwharf.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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

