



The Boulevard, Fulham, SW6

Asking Price: £1,100,000

Benham
& Reeves

The Boulevard, Fulham, SW6

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

With direct views of the River Thames is this contemporary three bedroom, two bathroom property situated on the sixth floor, offering versatile living and entertaining space. The apartment comprise an approximate 1,129 square feet of living space and has a well-equipped open plan kitchen with built in cupboards and built in appliances. The reception room is spacious and leads to a large balcony. The principal bedroom has an en-suite bathroom and a walk-in wardrobe and you have a further two double bedrooms. There are floor to ceiling windows throughout the apartment allowing an abundance of light. Additional benefits include wooden flooring and air cooling.

Imperial Wharf is a luxury riverside complex with an abundance of on-site amenities. These include a 24 hour concierge, a residents' gym, shops, river paths, beautifully landscaped gardens and a range of cafes and restaurants.

Imperial Wharf Overground station (Zone 2) 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).





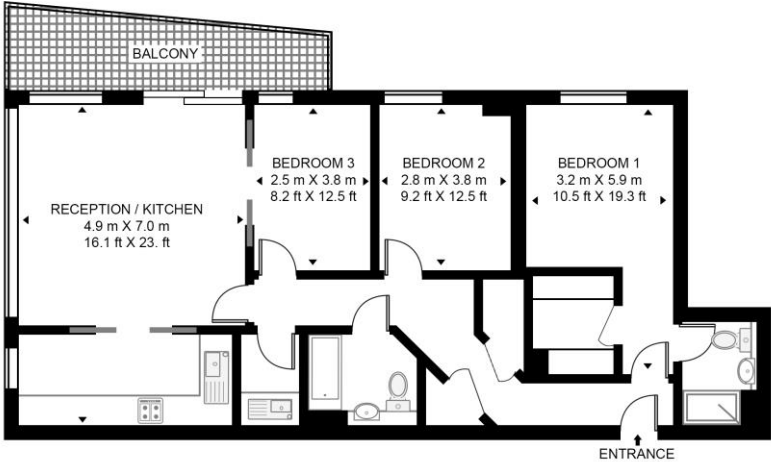
Property Features:

- Three Bedrooms
- Two Bathrooms
- Sixth Floor
- 1110 Square Feet (Approx.)
- River Views
- 24 Hour Concierge
- Residents' Gymnasium
- Imperial Wharf Overground Station (Zone 2)



FOUNTAIN HOUSE, IMPERIAL WHARF

APPROXIMATE GROSS INTERNAL FLOOR AREA 1129 SQ.FT (104.9 SQ.M)



SIXTH FLOOR

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 83 |
| (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.
 WWW: hdivirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdivirtualart.com

Terms & Conditions:

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

| | |
|-------------------|--|
| Asking Price: | £1,100,000 |
| Tenure: | Leasehold Expires 15/12/2998 Approximately 974 Years Remaining |
| Ground Rent: | £600.00 (per annum) |
| Service Charge: | £9,000.00 (per annum) for the year 2024 |
| Anticipated Rent: | £4,333.00 pcm Approx. 4.7% Yield |

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN240054

T: 020 3282 3700

E: nineelms.sales@benhams.com

W: www.benhams.com

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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

