



# Riverside Tower, The Boulevard, Imperial Wharf,

Asking Price: £2,400,000

 Benham  
& Reeves

# Riverside Tower, The Boulevard, Imperial Wharf, SW6

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

A stunning bright, and spacious 3 bedroom, 3 bathroom apartment situated on the third floor of Riverside Tower. The apartment spans a spacious 1607 (approx.) square feet and benefits from 3 double bedrooms, 2 en-suites with 1 family bathroom located off the hallway. There is a double-aspect reception room with dining area and floor-to-ceiling windows leading to a private terrace providing breath-taking views of the river, stretching as far as the City. There is a separate kitchen with built-in custom appliances leading to a private balcony. The principal bedrooms have a dressing room and en-suite bathrooms, one further double bedroom with built-in wardrobes and additional room/office space and a family shower room. Other benefits include comfort cooling, wooden floors, built-in ceiling sound system available in rooms and bathrooms.

Imperial Wharf sits on the banks of the River Thames bordering Fulham and Chelsea. These residential flats benefit from communal gardens, shops, high-end restaurants and a concierge service all on-site. There is 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 various choices 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 station and Westfield shopping centre) and Fulham Broadway (District line).







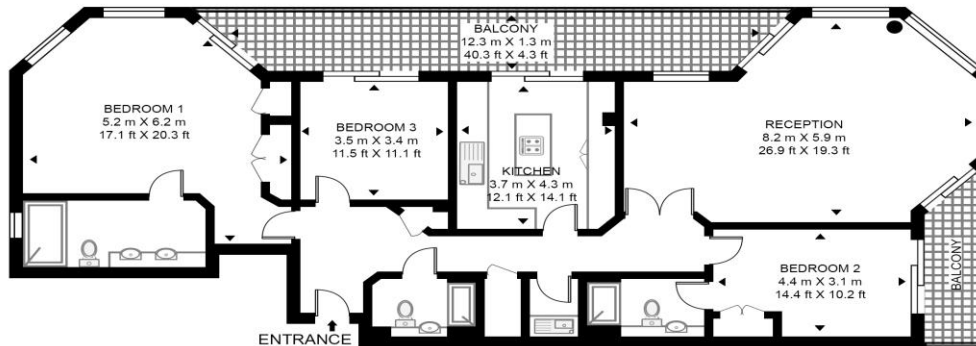
## Property Features:

- Three Bedrooms
- Three Bathrooms
- Third Floor
- 1607 Square Feet (Approx.)
- Two Balconies with Direct River Views
- Underground right to park space
- 24 Hour Concierge Service
- Residents' Gym and Communal Garden
- Imperial Wharf London Overground Line. (Zone 2)



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## RIVERSIDE TOWER, THE BOULEVARD APPROXIMATE GROSS INTERNAL FLOOR AREA 1607 SQ.FT (149.3 SQ.M)



THIRD FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.

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## Terms & Conditions:

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

Asking Price:	£2,400,000
Tenure:	Leasehold Expires 15/12/2998 Approximately 974 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2024
Service Charge:	£14,000.00 (per annum) for the year 2024
Anticipated Rent:	£8,225.00 pcm Approx. 4.1 % Yield

## Viewings:

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

Our reference: ACC190002

T: 020 3282 3700

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

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Singapore | South Africa | Turkey

