



Riverside Tower, The Boulevard, Imperial Wharf, SW6

Asking Price: £2,150,000

 Benham
& Reeves

Riverside Tower, The Boulevard, Imperial Wharf, SW6

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

Part of the award winning Imperial Wharf development from developers St George, this three bedroom, three bathroom apartment comprises 1,764 square feet of accommodation (approximate). 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 come with 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, Shepherds Bush (for the Central line station and Westfield shopping centre) and Fulham Broadway (District line).





Property Features:

- Three Bedrooms
- Three Bathrooms
- Fourth Floor
- 1764 Square Feet (Approx.)
- Two Balconies with Direct River Views
- Luxury Apartment newly refurbished
- 24 Hour Concierge Service
- Residents' Gym and Communal Garden
- Imperial Wharf London Overground Line. (Zone 2)

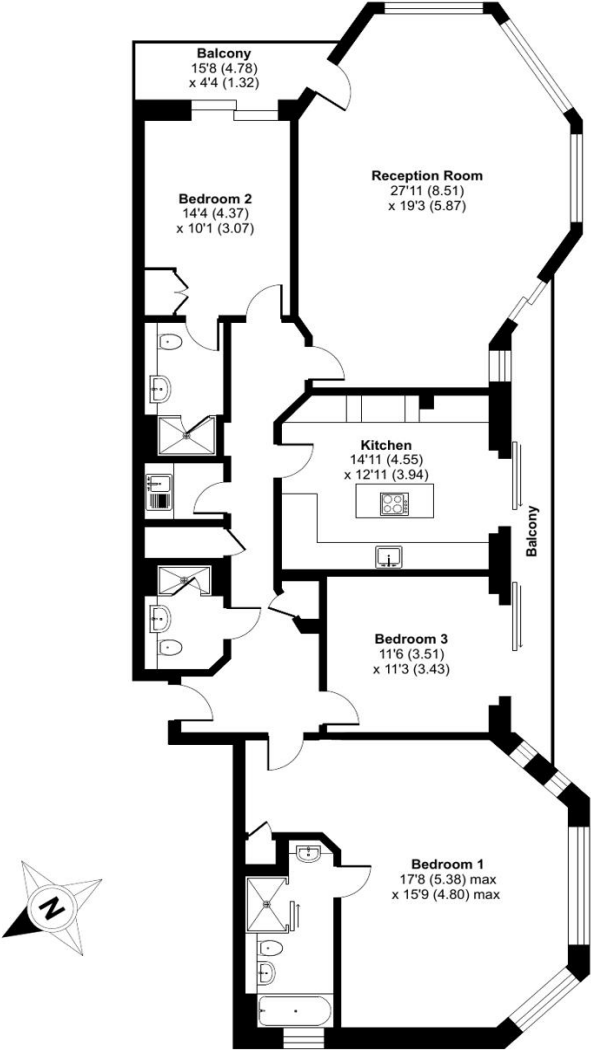


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Imperial Wharf, London, SW6

Approximate Area = 1644 sq ft / 152.7 sq m
 For identification only - Not to scale



FIFTH FLOOR

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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 produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Benham & Reeves. REF: 1133016

Terms & Conditions:

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

Asking Price:	£2,150,000
Tenure:	Leasehold Expires 14/12/2998 Approximately 974 Years Remaining
Ground Rent:	£300.00 (per annum) For the year 2024
Service Charge:	£13,824 (per annum) For the year 2024
Anticipated Rent:	£6,500.00 pcm Approx. 3.6 % Yield

Viewings:

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

Our reference: NIN240098

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