



Thames Point, The Boulevard, Imperial Wharf, SW6

Asking Price: £1,795,000

 Benham
& Reeves

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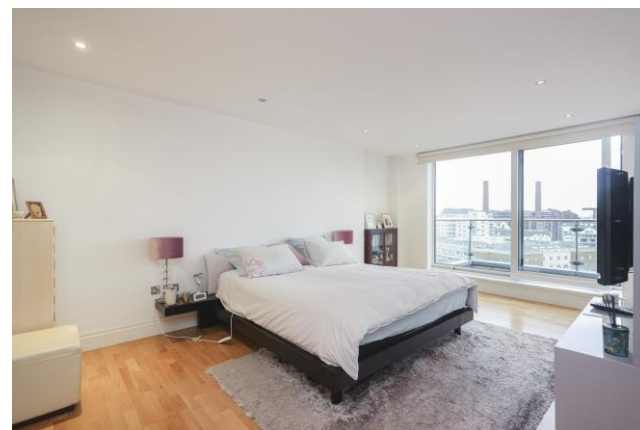
 3 Bedroom (s)  3 Bathroom (s)  Leasehold

Part of the award winning Imperial Wharf development from developers St George, this 9th floor, three bedroom, three bathroom apartment compromises 1,594 square feet of accommodation (approximately). 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 throughout.

Imperial Wharf sits on the banks of the River Thames bordering Fulham and Chelsea. These residential flats comprise 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
- 9th Floor
- 1594 Square Feet (Approx.)
- Private Terrace with Direct River Views
- 24 Hour Concierge Service
- Residents' Gym and Communal Garden
- Imperial Wharf London Overground Line. (Zone 2)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	81
(69-80) C		
(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 measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

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

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Tenure: Leasehold
Expires 15/12/2998
Approximately 974 Years Remaining

Ground Rent: £700.00 (per annum)
Review Period: 25 years
Next: 2049
Increase: Double

Service Charge: £15,191.34 (per annum) for the year 2024

Anticipated Rent: £5,890.00 pcm
Approx. 3.9 % Yield

Viewings:

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

Our reference: NIN240196

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