



Riverside Tower, The Boulevard, Imperial Wharf, SW6

Asking Price: £2,000,000



Riverside Tower, The Boulevard, Imperial Wharf, SW6

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

A stunning bright, and spacious three bedroom, three bathroom apartment situated on the first floor of Riverside Tower. The apartment spans a spacious 1,607 (approx.) square feet and benefits from three double bedrooms, two en-suites with a 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 and wooden floors throughout.

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:

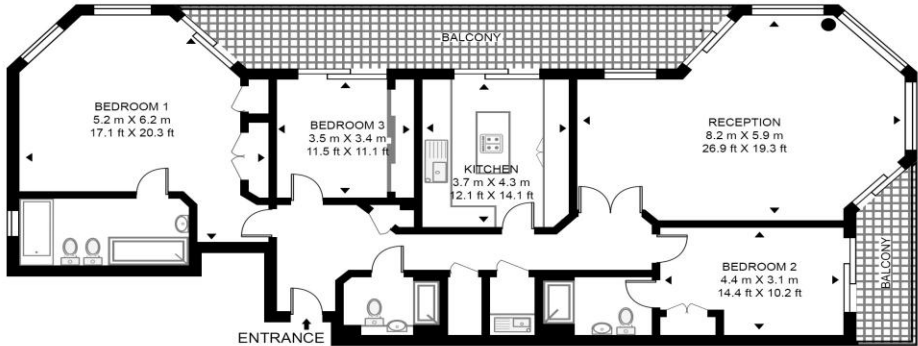
- Three Bedrooms
- Three Bathrooms
- First Floor
- 1607 Square Feet (Approx.)
- Two Balconies with Direct River Views
- 24 Hour Concierge Service
- Residents' Gym and Communal Garden
- Imperial Wharf London Overground Line. (Zone 2)



Riverside Tower, The Boulevard, Imperial Wharf, SW6



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



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	73
(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.

Terms & Conditions:

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

Asking Price:	£2,000,000
Tenure:	Leasehold Expires 15/12/2998 Approximately 973 Years Remaining
Ground Rent:	£300.00 (per annum) To end of 2025 Review Period: 5 years
Service Charge:	£14,000.00 (per annum) for the year 2025
Anticipated Rent:	£6,500.00 pcm Approx. 3.9 % Yield

Viewings:

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

Our reference: NIN250025

T: 020 3282 3700

E: imperialwharf.sales@benhams.com

W: 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

