



Fountain House, The Boulevard, Fulham, SW6

Asking Price: £665,000

Benham
& Reeves

Fountain House, The Boulevard, Fulham, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stylish, modern apartment in Imperial Wharf, one of the finest riverside developments. Set on the fifth floor, the apartment offers 748 sq. ft. (approx.) of living space and comprises a reception room with dining area and floor to ceiling windows leading to a private balcony with views of the boulevard. The flat has a separate kitchen with built-in custom appliances, principal bedroom with built-in wardrobe and an en-suite shower room, one further double bedroom with storage space, access to the private balcony and a family bathroom. Other benefits include comfort cooling and wooden flooring throughout.

Located on the north bank of the River Thames in SW6 adjacent to Chelsea Harbour, Imperial Wharf is a luxury riverside complex by developers St George with on-site amenities including 24-hour concierge, a residents' gym, Tesco, landscaped gardens and a range of cafes and restaurants. A real local community and all the amenities you could wish for, all set within walking distance to the fabulous King's Road, which provides a choice 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 and Westfield shopping centre) and Fulham Broadway (District line).

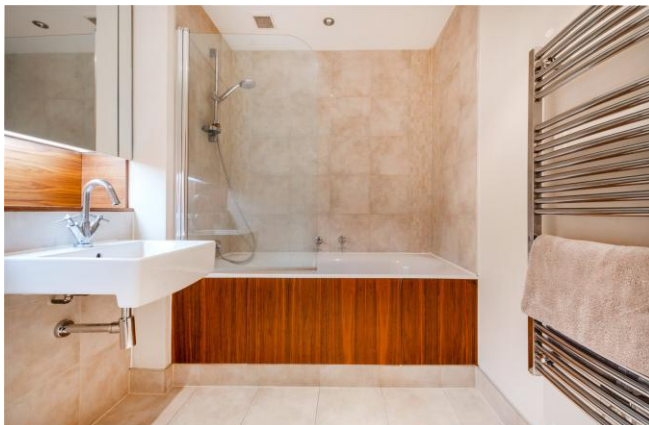


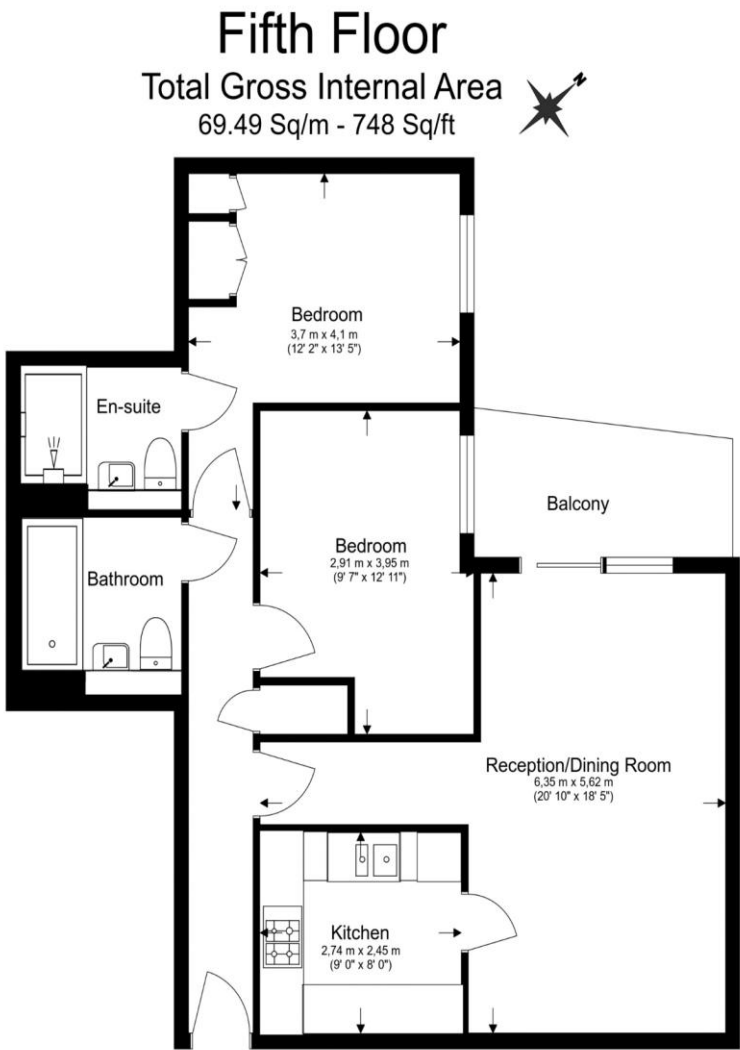
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Property Features:

- Two Bedrooms
- Two Bathrooms
- 5th Floor
- Approximately 748 Square Feet
- Private Balcony
- 24-Hour Concierge Service, Residents' Gym
- Communal Garden
- Imperial Wharf (London Overground Line. Zone 2)





Benham & Reeves

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 973 Years Remaining

Ground Rent: £200.00 (per annum)
Review Period: 25 years
Next: 2049
Increase: Double

Service Charge: £7,300.00 (per annum) for the year 2025

Anticipated Rent: £2,700.00 pcm
Approx. 4.9 % Yield

Viewings:

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

Our reference: NIN220237

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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

