



Fountain House, The Boulevard, Fulham, SW6

Offers in excess of : £600,000

 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 seventh floor, the apartment offers an approximate 749 sq. ft. of living space and includes a reception room with dining area and floor to ceiling windows leading to a private balcony with views of the Boulevard. There's a separate kitchen with built in custom appliances, the principal bedroom has a built-in wardrobe and an en suite shower room. There is a second 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, Shepherds Bush (for the Central line and Westfield shopping centre) and Fulham Broadway (District line).





Property Features:

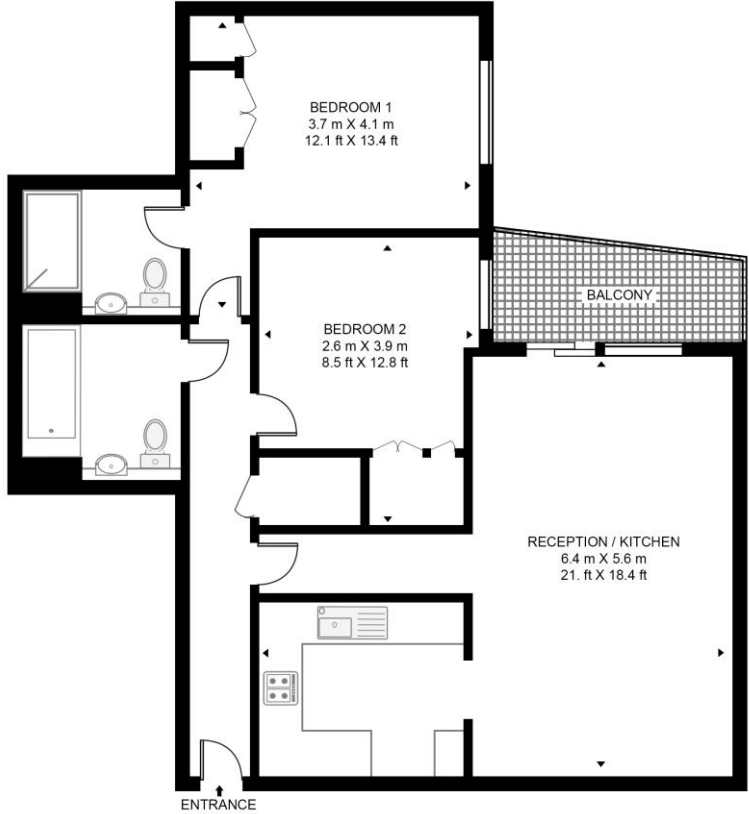
- Two Bedroom
- Two Bathroom
- 7th Floor
- Approximately 749 Square Feet
- Private Balcony
- 24 Hour Concierge Service, Residents' Gym
- Communal garden
- Imperial Wharf (London Overground Line. Zone 2)



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FOUNTAIN HOUSE, IMPERIAL WHARF
 APPROXIMATE GROSS INTERNAL FLOOR AREA 749 SQ.FT (69.8 SQ.M)



SEVENTH FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	80	84
(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.
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Terms & Conditions:

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

Offers in excess of: £600,000

Tenure: Leasehold
Expires 15/12/2998
Approximately 973 Years Remaining

Ground Rent: £250.00 (per annum)
Review Period: 25 years
Next: 2049
Increase: Double

Service Charge: £7,080.00 (per annum) for the year 2025

Anticipated Rent: £2,800.00 pcm
Approx. 5.6 % Yield

Viewings:

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

Our reference: NIN240268

T: 020 3282 3700

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W: www.benhams.com

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