



# Harbour Reach, The Boulevard, Fulham, SW6

Asking Price: £880,000

 Benham  
& Reeves

# Harbour Reach, The Boulevard, Fulham, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stylish apartment comprises a reception room with a dining area and floor-to-ceiling windows leading to a private balcony with side river views. A separate kitchen has built-in, customised appliances and a utility room. Both double bedrooms have been fitted with built-in wardrobes, an en-suite bathroom to the principal bedroom and an additional family bathroom. The apartment further benefits from comfort cooling/ warm air heating and wooden flooring.

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 onsite amenities including 24-hour concierge, a residents' gym, Tesco, landscaped gardens and a range of cafes and restaurants. It's a real local community with all the amenities you could wish for, set within walking distance to the fabulous King's Road, which provides various 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).







## Property Features:

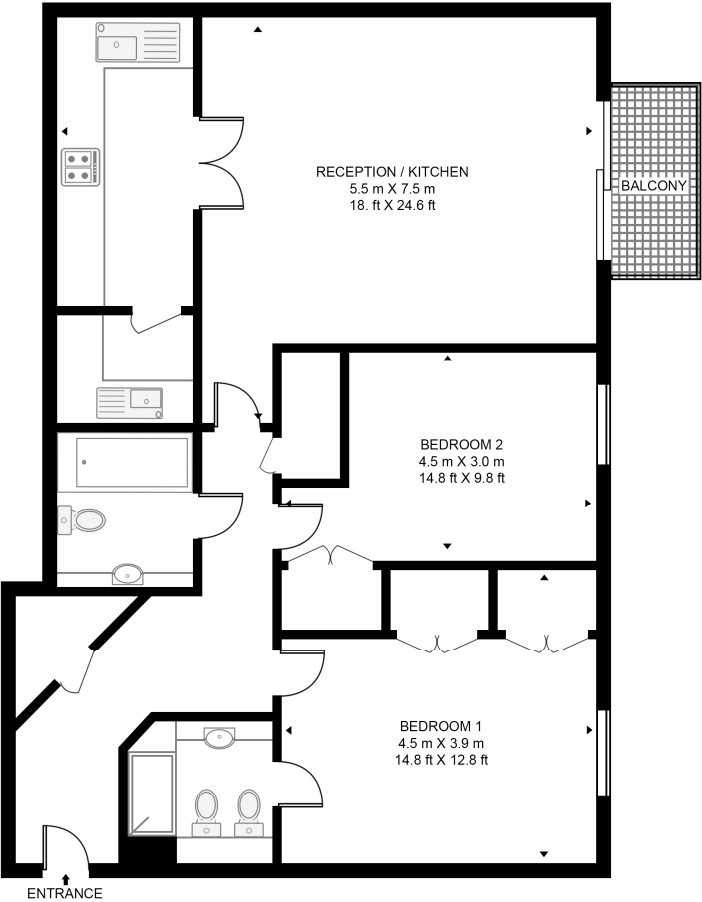
- 2 Bedrooms
- 2 Bathrooms
- 5th Floor
- 1035 Square Feet (Approx.)
- Balcony with Side River View
- 24-Hour Concierge Service
- Residential Gym and Communal Garden
- Imperial Wharf Overground Station (Zone 2)




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HARBOUR REACH, IMPERIAL WHARF  
APPROXIMATE GROSS INTERNAL FLOOR AREA 971 SQ.FT (90.2 SQ.M)



FIFTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	83
(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 	

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.  
WWW: hdivirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdivirtualart.com

## Terms & Conditions:

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

Asking Price:	£880,000
Tenure:	Leasehold Expires 25/12/2998 Approximately 973 Years Remaining
Ground Rent:	£500.00 (per annum) for the year 2025
Service Charge:	£9,286.00 (per annum) for the year 2025
Anticipated Rent:	£3,000.00 pcm Approx. 4.1% Yield

## Viewings:

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

Our reference: NIN250105

T: 020 3282 3700

E: [imperialwharf.sales@benhams.com](mailto:imperialwharf.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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