



# Waterside Tower, The Boulevard, Imperial Wharf, SW6

Offers in excess of: £625,000

 Benham  
& Reeves

# Waterside Tower, The Boulevard, Imperial Wharf, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This riverside apartment is part of the award winning Imperial Wharf development by St George. It features a reception room with a dining area and large windows opening to a private balcony with breathtaking river views. The kitchen is separate and equipped with custom appliances and granite worktops. The apartment has two double bedrooms with ample storage and access to the balcony, an en-suite shower room to the main bedroom and an additional family bathroom. This apartment also comes with a Right To Park.

Situated on the north bank of the River Thames in SW6 near Chelsea Harbour, Imperial Wharf offers luxury living with on-site amenities like a 24 hour concierge, residents' gym, Tesco, landscaped gardens, cafes and restaurants. It creates a vibrant local community and provides easy access to the wonderful King's Road, offering diverse dining, bars and boutiques within walking distance.

The Imperial Wharf rail station, just 0.1 miles away, provides swift connections to Clapham Junction, Shepherds Bush (Central line and Westfield shopping centre), and Fulham Broadway (District line).



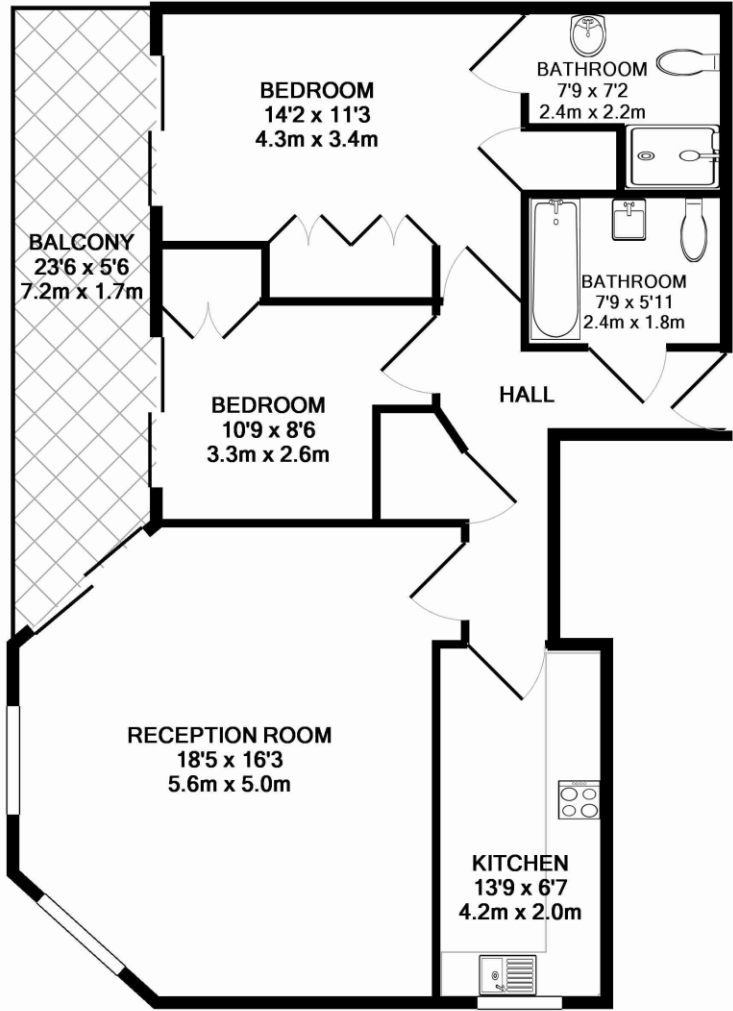


## Property Features:

- Two Bedrooms
- Two Bathrooms
- Right To Park
- 797 Square Feet (Approx.)
- Seventh Floor
- Balcony with River Views
- Communal Gardens
- Riverside Apartment
- 24 Hour Concierge Service
- Residents' Gym
- Imperial Wharf Station and Overground (0.1 miles)



# Waterside Tower, The Boulevard, Imperial Wharf, SW6



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2015

## Terms & Conditions:

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

Offers in excess of: £625,000

Tenure: Leasehold  
Expires 15/12/2998  
Approximately 972 Years Remaining

Ground Rent: £500.00 (per annum)  
for the year 2026

Service Charge: £9,211.72 (per annum)  
for the year 2026, including parking space service charge

Anticipated Rent: £3,500.00 pcm  
Approx. 6.7% Yield

## Viewings:

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

Our reference: ACC220322

T: 02032823700

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

