



Harbour Reach, The Boulevard, Imperial Wharf, SW6

Asking Price: £699,000

 Benham
& Reeves

Harbour Reach, The Boulevard, Imperial Wharf, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Part of the award-winning Imperial Wharf development from St George, this stylish apartment is set on the second floor of Harbour Reach and spans approximately 965 square feet. The flat comprises a reception room with dining area and floor to ceiling windows leading to a private terrace. There is a separate kitchen with 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 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. It's a real local community with all the amenities you could wish for, set within walking distance of the fabulous King's Road, which provides various choices of cuisines, cafes, bars and boutiques.

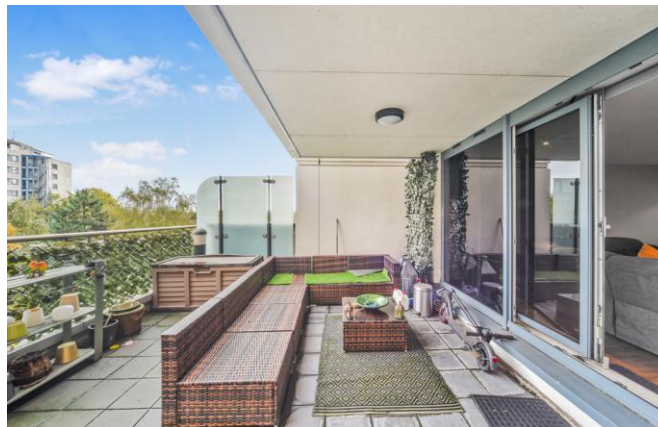
The Imperial Wharf rail station is 0.1 miles away and provides quick links to Clapham Junction, Shepherd's Bush (for the Central line and Westfield shopping centre) and Fulham Broadway (District line).





Property Features:

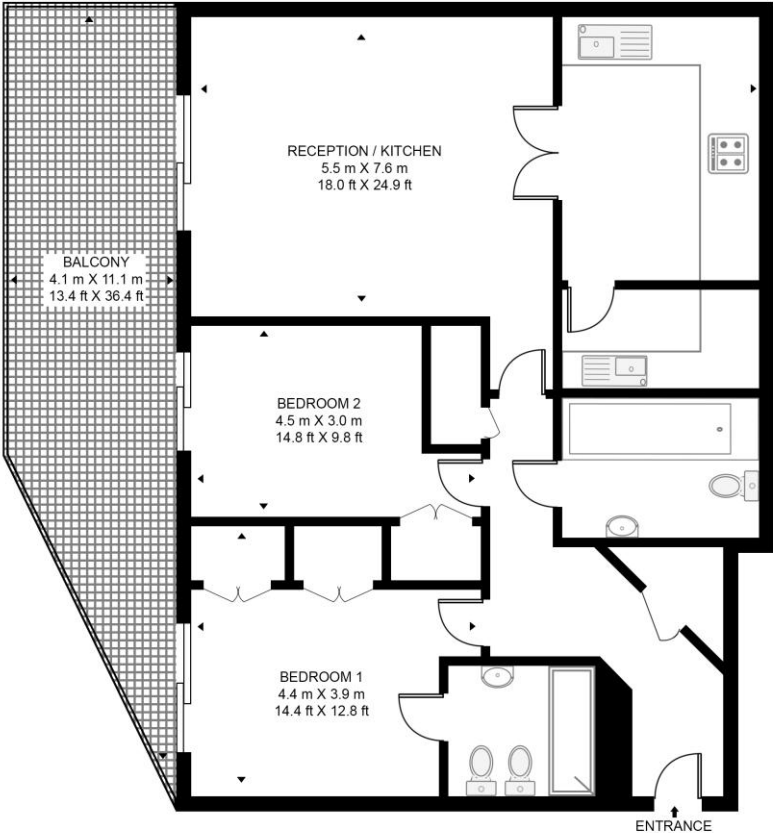
- Two Bedrooms
- Two Bathrooms
- Second Floor
- 965 Square feet (Approx.)
- Private Terrace
- Comfort Cooling and Wooden Flooring Throughout
- 24 Hour Concierge Service & Residents' Gym
- Imperial Wharf Overground Station (Zone 2)




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HARBOUR REACH, THE BOULEVARD
APPROXIMATE GROSS INTERNAL FLOOR AREA 965 SQ.FT (89.7 SQ.M)



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(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.

Terms & Conditions:

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

Asking Price:	£699,000
Tenure:	Leasehold Expires 15/12/2998 Approximately 973 Years Remaining
Ground Rent:	£500.00 (per annum) for the year 2025
Service Charge:	£8,391 (per annum) for the year 2025
Anticipated Rent:	£3,000.00 pcm Approx. 5.2 % Yield

Viewings:

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

Our reference: BEA220481

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