



Watermeadow Lane, Imperial Wharf, SW6

Asking Price: £1,400,000

 Benham
& Reeves

Chelsea Botanica, Watermeadow Lane, Imperial Wharf, SW6

🛏 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

Completing Q2 of 2025 and situated on the ninth floor, this prestigious re-assignment apartment comprises an open-plan kitchen with Siemens appliances, floor to ceiling windows with access to a private terrace. There is a principal bedroom with a built-in wardrobe and an en-suite shower room, one further double bedroom and a family bathroom. Other benefits include underfloor heating, comfort cooling, storage and upgraded wooden flooring throughout.

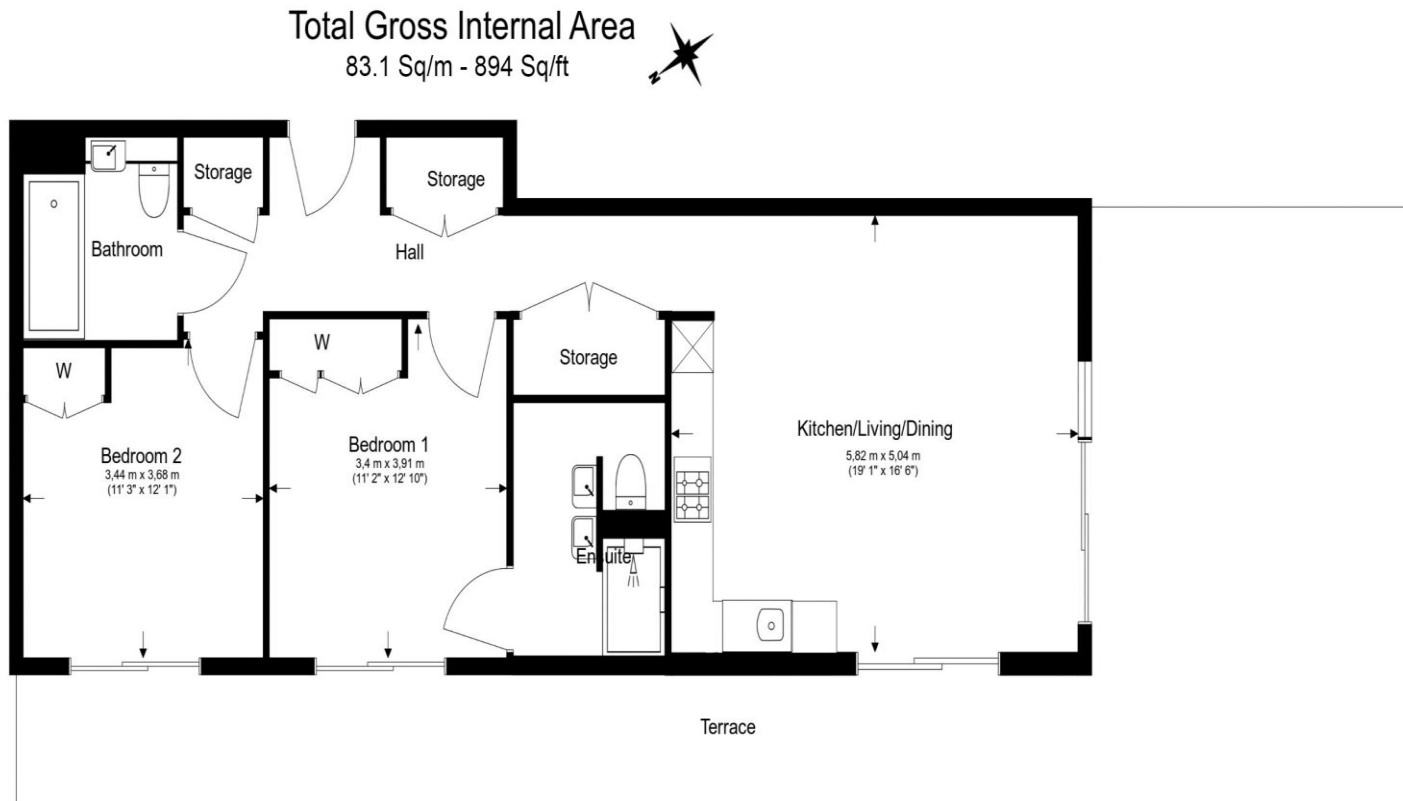
Chelsea Botanica is part of Mount Anvil development and includes a collection of 133 studios, one, two and three bedroom apartments, set just a minute from Imperial Wharf station and moments from the River Thames. This collection of apartments is designed by award winning designers, Atelier NM, (voted one of the Best British brands 2022) which uses modern materials taking inspiration from Chelsea's vibrant design district. Residents benefit from access to a landscaped central garden designed in partnership with the Royal Botanic Gardens, a light and airy Peloton hub, cycle storage and a 24-hour concierge service with monitored CCTV. There is plenty of space to rest and relax including the sunny south-facing courtyard garden.

Chelsea Botanica is set within walking distance of the fabulous King's Road, which provides a variety of cuisines, cafes, bars and boutiques. Imperial Wharf station (Overground, Zone 2) is moments away and provides quick links south to Clapham Junction and north to Shepherd's Bush (Central line) and West Brompton (District line).

Property Features:

- Completion Q2 2025
- Two Bedrooms
- Two Bathrooms
- Ninth Floor
- 885 Square Feet (Approx.)
- Private Terrace
- 24 Hour Concierge
- Residents' Peloton Hub & Courtyard Garden in collaboration with Royal Botanic Gardens
- Imperial Wharf Overground Station





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.

Terms & Conditions:

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

Asking Price:	£1,400,000
Tenure:	Leasehold Expires 21/12/2277 Approximately 254 Years Remaining
Ground Rent:	Nil
Service Charge:	£5,752.20 (per annum) for the year 2023
Anticipated Rent:	£5,000.00 pcm Approx. 4.3% Yield

Viewings:

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

Our reference: CHN230020

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