



Regency House, The Boulevard, Imperial Wharf, SW6

Offers in the region of: £699,000

 Benham
& Reeves

Regency House, The Boulevard, Imperial Wharf, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

An excellent two bedroom apartment located on the third floor of Imperial Wharf's riverside development, Regency House.

Spanning approximately 894 square feet, this apartment offers a large living/dining area, an open-plan kitchen with integrated appliances such as fridge/freezer, hob, oven, microwave and dishwasher and a large private balcony leading from the reception room. This well-presented apartment offers two bedrooms with a carpet finish in both rooms and an en-suite shower room in the main bedroom. There is a family bathroom and the property also includes a storage/utility cupboard and video-phone entry system.

Regency House is located within the Imperial Wharf development and offers residents a 24-hour concierge service and residents' gym. This beautiful riverside development is located a short walk from the famous King's Road which provides a choice of cuisines, cafes, bars and boutiques. Regency House is located a short walk from either Imperial Wharf Station or Fulham Broadway Station.



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Property Features:

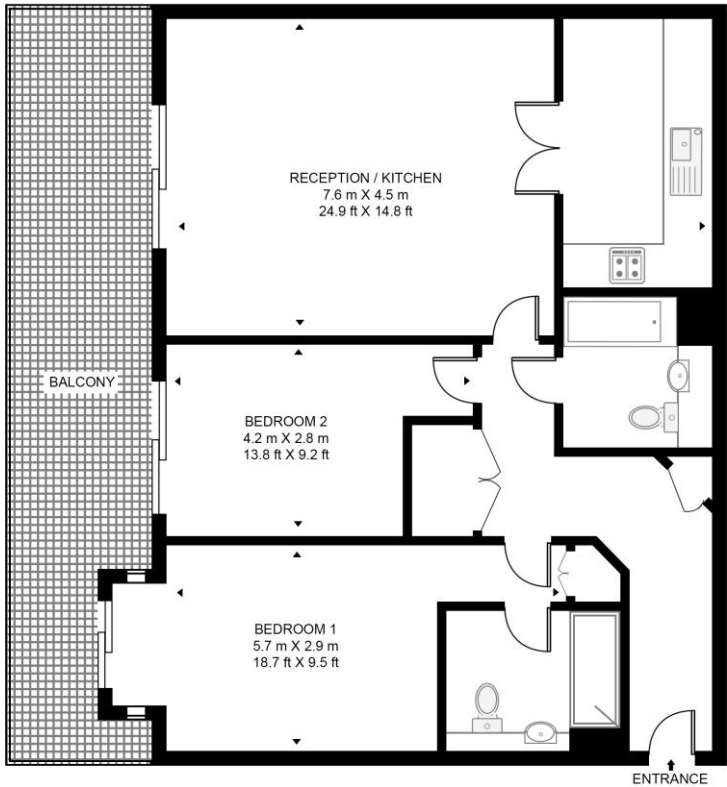
- Two Bedrooms
- Two Bathrooms
- Spacious Balcony
- 894 Square Feet (Approx.)
- Third Floor
- Residents' Gym
- Riverside Development
- Imperial Wharf Station (Zone 2)




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REGENCY HOUSE, IMPERIAL WHARF
APPROXIMATE GROSS INTERNAL FLOOR AREA 894 SQ.FT (83.1 SQ.M)



THIRD FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	85
(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 	

Terms & Conditions:

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

Offers in the region of:	£699,000
Tenure:	Leasehold Expires 15/12/2998 Approximately 973 Years Remaining
Ground Rent:	£500.00 (per annum) for the year 2025
Service Charge:	£8,070.00 (per annum) for the year 2025
Anticipated Rent:	£3,250.00 pcm Approx. 5.6% Yield

Viewings:

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

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