



# Harbour Reach, The Boulevard, Imperial Wharf, SW6

Asking Price: £795,000

 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 seventh floor of Harbour Reach and spans approximately 1,020 square feet. The flat comprises a reception room with dining area and floor to ceiling windows leading to a private balcony with side river views. 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 thorough.

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 to 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).



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## Property Features:

- Two Bedrooms
- Two Bathrooms
- 7th Floor
- 1020 Square feet (Approx.)
- Balcony with Side River View
- Comfort Cooling and Wooden Flooring Throughout
- 24 Hour Concierge Service
- Residential Gym and Communal Garden
- Imperial Wharf Overground Station (Zone 2)

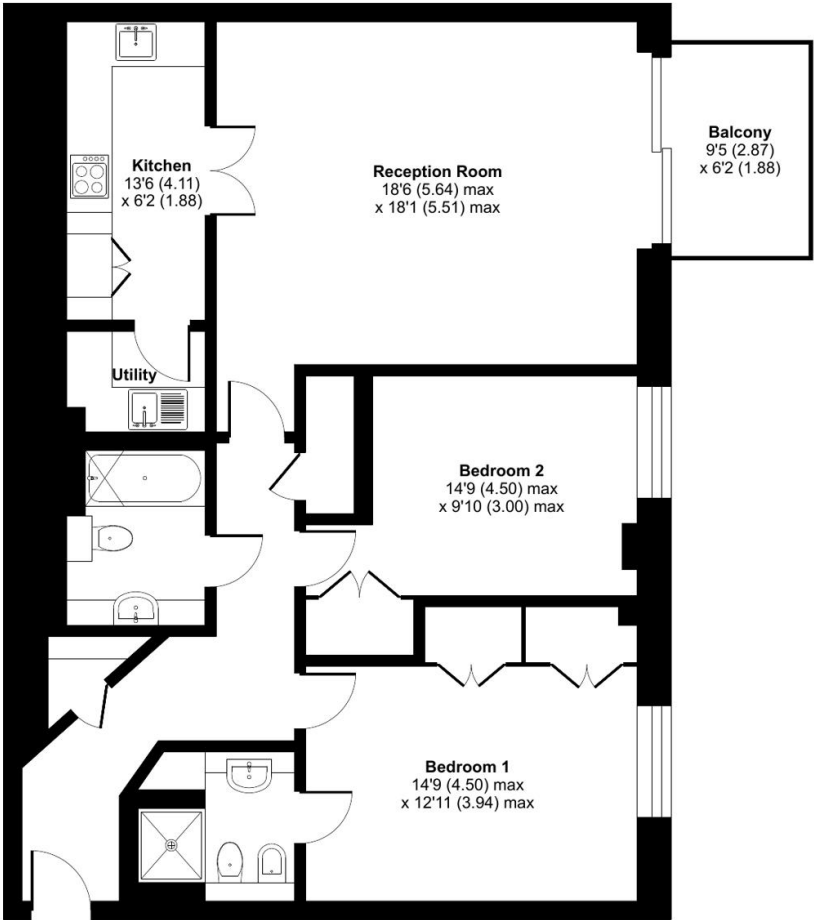


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## Harbour Reach The Boulevard, Imperial Wharf, London,

Approximate Area = 1020 sq ft / 94.7 sq m  
For identification only - Not to scale



SEVENTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Benham & Reeves. REF: 1058845



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## Terms & Conditions:

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

Asking Price:	£795,000
Tenure:	Leasehold Expires 14/12/2998 Approximately 975 Years Remaining
Ground Rent:	£250 (per annum) Next Increase: Dec 2024 Increase: Double
Service Charge:	£10,621 (per annum) for the year 2023
Anticipated Rent:	£3,000.00 pcm Approx. 4.5% Yield

## Viewings:

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

Our reference: NIN230127

T: 020 3282 3700  
E: imperialwharf.sales@benhams.com  
W: www.benhams.com

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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

