



## Chelsea Vista, The Boulevard, Imperial Wharf, SW6

Offers in excess of : £600,000

 Benham  
& Reeves



# Chelsea Vista, The Boulevard, Imperial Wharf, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This stylish apartment, arranged over the 7th floor of this popular development comprises two double bedrooms, a reception room with dining area and floor to ceiling windows leading to a private balcony. There is a separate fully fitted kitchen with integrated appliances. The main bedroom benefits from a walk-in wardrobe, an additional built-in wardrobe and an en-suite shower room. The apartment further benefits from a second bedroom, a family bathroom, a spacious storage cupboard and comfort cooling/warm air heating 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' gymnasium, Tesco, landscaped gardens and a range of cafes and restaurants. A real local community and all the amenities you could wish for, all set within walking distance of the fabulous King's Road, which provides a variety 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:

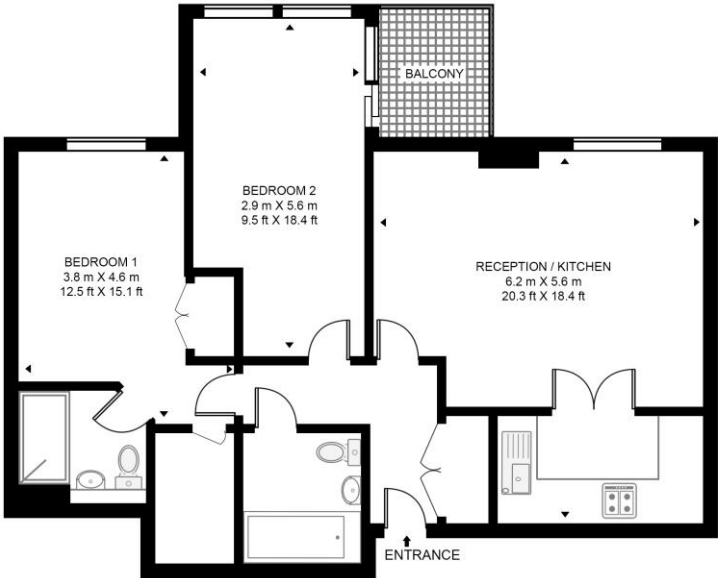
- Two Bedrooms
- Two Bathrooms
- Seventh Floor
- 883 Square Feet (Approx.)
- Private Balcony
- 24 Hour Concierge Service, Residents' Gym
- Communal Garden
- Imperial Wharf Overground Station




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CHELSEA VISTA, IMPERIAL WHARF  
APPROXIMATE GROSS INTERNAL FLOOR AREA 867 SQ.FT (80.6 SQ.M)



SEVENTH FLOOR

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

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.  
WWW: hdivirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdivirtualart.com

## Terms & Conditions:

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

Offers in excess      £600,000

of :

Tenure:                      Leasehold  
Expires 15/12/2998  
Approximately 973 Years Remaining

Ground Rent:            £500.00 (per annum)  
Review Period: 25 years  
Next: 2049  
Increase: Double

Service Charge:        £8,500.00 (per annum) for the year 2024

Anticipated Rent:      £3,000.00 pcm  
Approx. 5.5% Yield

## Viewings:

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

Our reference: NIN240195

T: 02032823700

E: [imperialwharf.sales@benhams.com](mailto:imperialwharf.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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Singapore | South Africa | Turkey

