



Thames Point, The Boulevard, Imperial Wharf, SW6

Asking Price: £825,000

 Benham
& Reeves

Thames Point, The Boulevard, Imperial Wharf, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning a spacious 1,111 square feet (approximately) is this stylish two bedroom apartment, comprising a reception room with a dining area and floor-to-ceiling windows leading to a private balcony with views of the river. There is a separate kitchen with built-in custom appliances, principal bedroom with built-in wardrobe and an en-suite shower room and a further double bedroom with storage space. Other benefits include comfort cooling and wooden flooring.

Located on the north bank of the River Thames in SW6 adjacent to Chelsea Harbour, Imperial Wharf is a luxury riverside complex with on-site amenities including 24-hour concierge, a residents' gym, Tesco, landscaped gardens and a range of cafes and restaurants. A real local community with all the amenities you could wish for, set within walking distance to the fabulous King's Road, which provides a various choice 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).



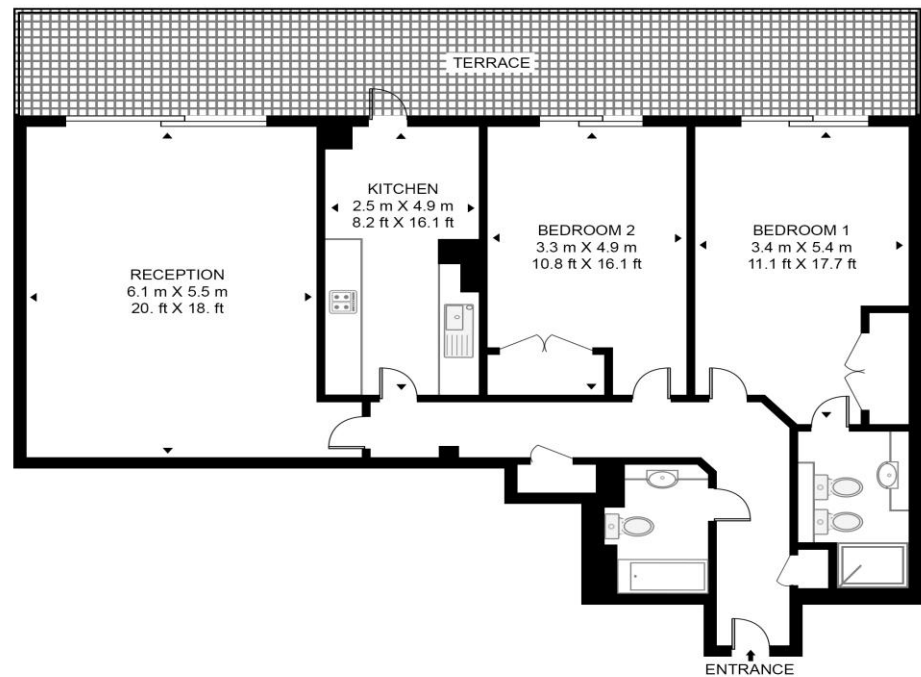


Property Features:


- Two Bedrooms
- Two Bathrooms
- 2nd Floor
- 1111 Square Feet (Approx.)
- Balcony with River Views
- Larger than Average
- 24 Hour Concierge Service
- Residential Gym
- Communal Garden
- Imperial Wharf (London Overground Line. Zone 2)



THAMES POINT, IMPERIAL WHARF
APPROXIMATE GROSS INTERNAL FLOOR AREA 1111 SQ.FT (103.2 SQ.M)



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	74
(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.

Asking Price:	£825,000
Tenure:	Leasehold Expires 15/12/2998 Approximately 973 Years Remaining
Ground Rent:	£550.00 (per annum) for the year 2024
Service Charge:	£10,000.00 (per annum) for the year 2024
Anticipated Rent:	£3,250.00 pcm Approx. 4.7 % Yield

Viewings:

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

Our reference: NIN240236

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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

