



Chelsea Vista, The Boulevard, Imperial Wharf, SW6

Asking Price: £850,000

Benham
& Reeves

Chelsea Vista, The Boulevard, Imperial Wharf, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This stylish apartment comprises two double bedrooms, a reception room with a dining area and floor-to-ceiling windows leading out 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, comfort cooling and warm air heating.

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 onsite 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:

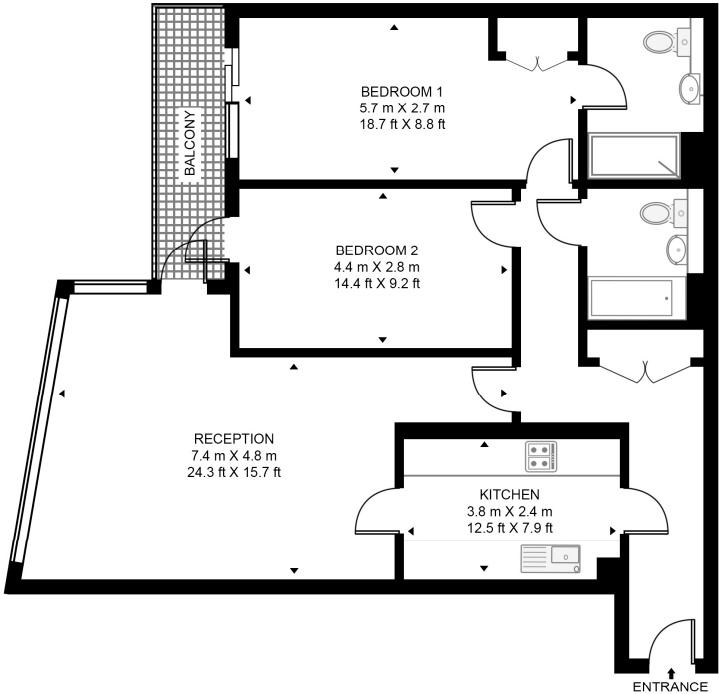
- Two Bedrooms
- Two Bathrooms
- 8th Floor
- 993 Square Feet (Approx.)
- Private Balcony
- 24 Hour Concierge Service
- Residential Gym
- Imperial Wharf Overground Station (Zone 2)



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CHELSEA VISTA, IMPERIAL WHARF
 APPROXIMATE GROSS INTERNAL FLOOR AREA 993 SQ.FT (92.3 SQ.M)



EIGHTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.
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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:	£850,000
Tenure:	Leasehold Expires 14/12/2998 Approximately 973 Years Remaining
Ground Rent:	£500.00 (per annum) Review Period: 25 years Next: 2049 Increase: Double
Service Charge:	£10,719.00 (per annum) For the year 2025
Anticipated Rent:	£3,250.00 pcm Approx. 4.6% Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN250248

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