



Fountain House, The Boulevard, Fulham, SW6

Asking Price: £1,450,000

 Benham
& Reeves

Fountain House, The Boulevard, Fulham, SW6

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

Part of the award-winning Imperial Wharf development from St George, this stylish sub-penthouse apartment comprises a double-aspect reception room with a dining area and floor-to-ceiling windows leading out to a private terrace with panoramic views and partial River views. There is a separate kitchen with built-in custom appliances, a principal bedroom with a built-in wardrobe and an en-suite shower room, two further double bedrooms with storage space, and two more bathrooms (one en-suite). Other benefits include comfort cooling, wooden flooring, and a wrap-around balcony.

Located on the north bank of the River Thames in SW6, adjacent to Chelsea Harbour, Imperial Wharf is a luxury riverside complex by developer St George, with onsite amenities including 24-hour concierge, a residents' gym, 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.

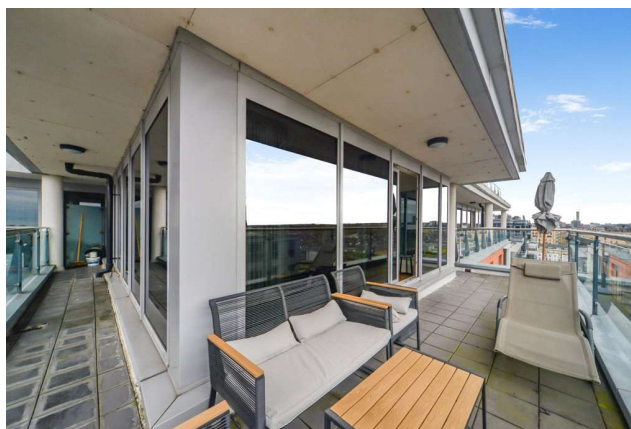
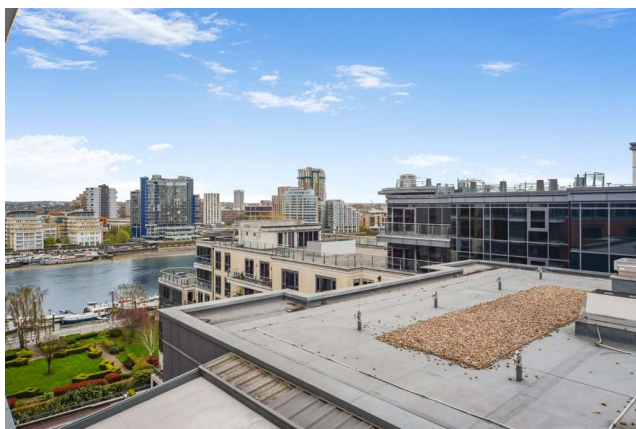
The Imperial Wharf rail station is 0.1 miles away and provides quick links to Clapham Junction, Shepherd's Bush (for the Central line and Westfield shopping centre) and Fulham Broadway (District line).



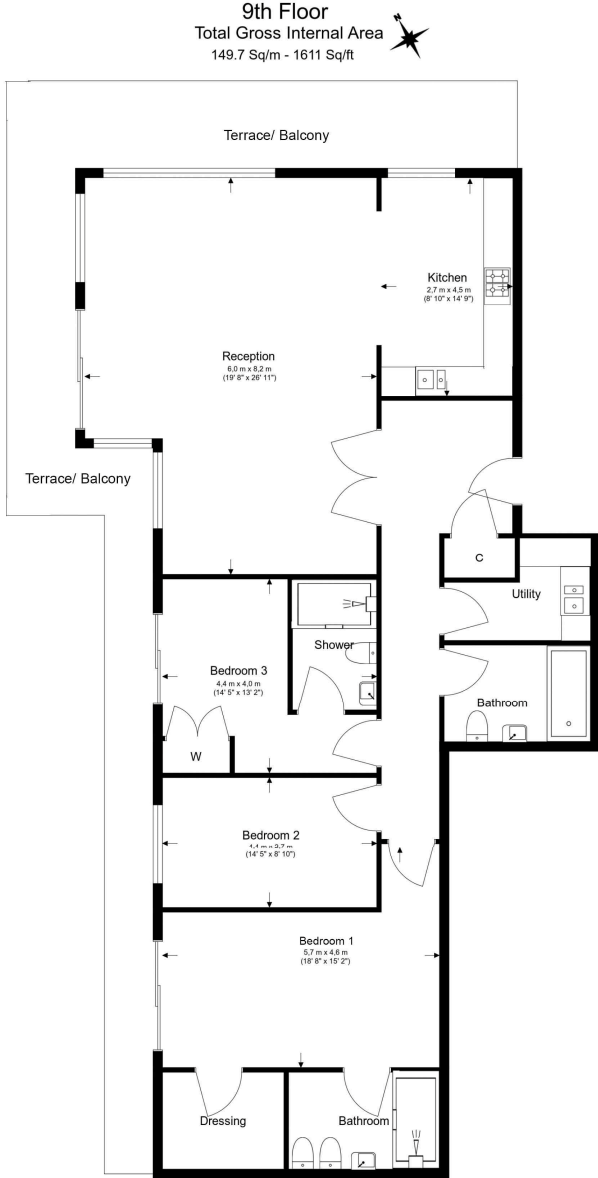


Property Features:

- Three Bedrooms
- Three Bathrooms
- 1611 Square Feet (Approx.)
- Comfort Cooling (Air Conditioning)
- Terrace with Panoramic Views
- Larger than Average Dual Aspect Sub-Penthouse
- 9th Floor
- 24-Hour Concierge
- Gym and Communal Garden
- Imperial Wharf Overground & Rail Station (Zone 2)



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	69	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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:	£1,450,000
Tenure:	Leasehold Expires 14/12/2998 Approximately 972 Years Remaining
Ground Rent:	£700.00 (per annum) Review Period: 25 years Next: 2049 Increase: Double
Service Charge:	£13,000.00 (per annum) For the year 2026
Anticipated Rent:	£6,000.00 pcm Approx. 5.0% Yield

Viewings:

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

Our reference: NIN240026

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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

