



Thames Point, The Boulevard, Imperial Wharf, SW6

Asking Price: £1,195,000

Benham
& Reeves

Thames Point, The Boulevard, Imperial Wharf, SW6

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

Part of the award-winning Imperial Wharf development from St George is this unique and stylish apartment comprising a dual aspect reception room with dining area and floor-to-ceiling windows. The lateral apartment is arranged over an approximate 1,345 square feet and includes three bedrooms and three bathrooms. There is a separate kitchen/utility room with built-in customised appliances and the principal bedroom has built-in wardrobe & en-suite shower room. There are two further double bedrooms with vast storage space and two more bathrooms (one of which en-suite). Other attributes include comfort cooling, wooden flooring and the private terrace which is accessible from all rooms.

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 include 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 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).

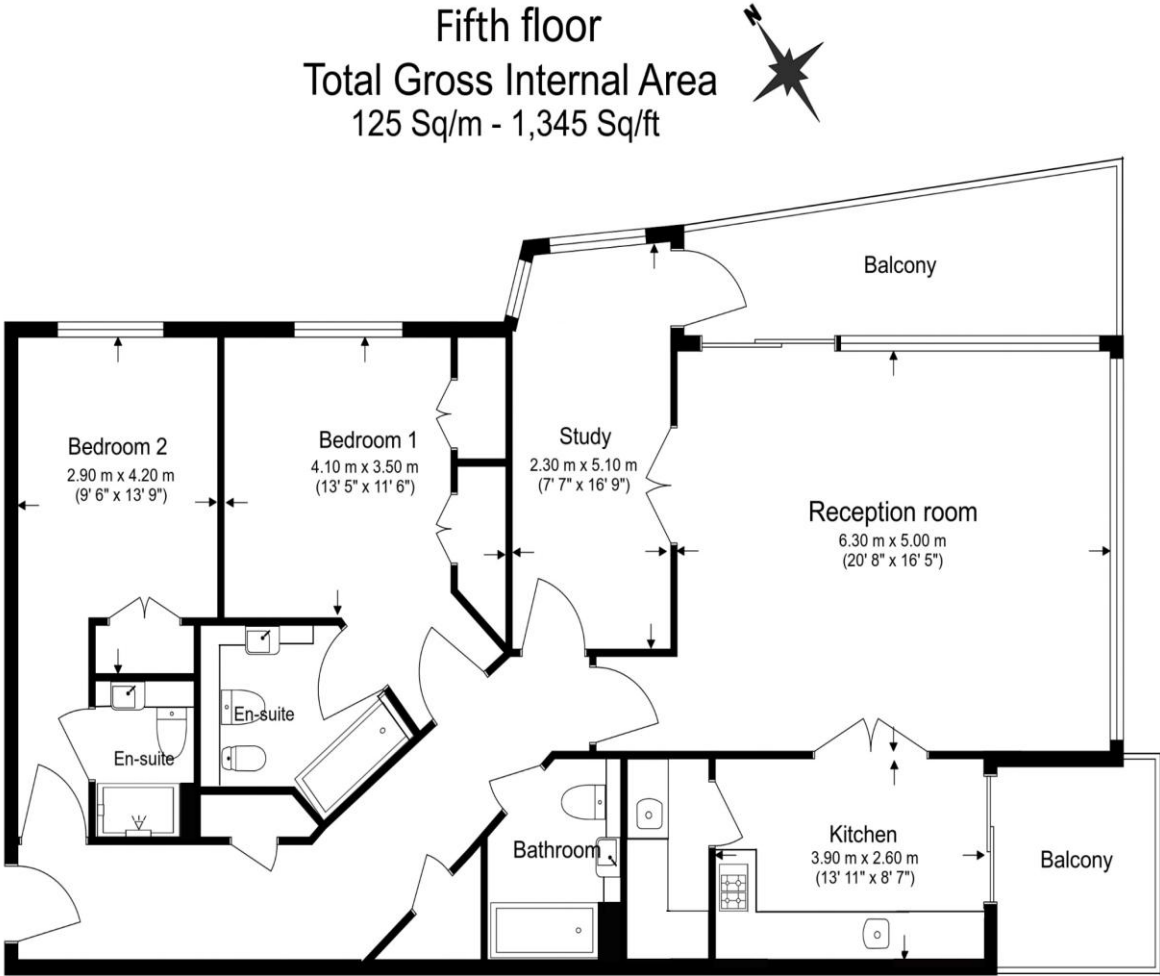




Property Features:

- Three Bedrooms
- Three Bathrooms
- 1345 Square Feet (Approx.)
- 5th Floor
- Balcony with River View
- Double Aspect
- 24 Hour Concierge Service
- Residential Gym
- Communal Garden
- Imperial Wharf (London Overground Line. 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 |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 83 | 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 | |



Terms & Conditions:

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

| | |
|-------------------|--|
| Asking Price: | £1,195,000 |
| Tenure: | Leasehold Expires 15/12/2998 Approximately 973 Years Remaining |
| Ground Rent: | £325.00 (per annum) to December 2024 |
| Service Charge: | £12,510.00 (per annum) for the year 2024 |
| Anticipated Rent: | £4,500.00 pcm Approx. 4.5 % Yield |

Viewings:

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

Our reference: NIN240184

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

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

