



The Boulevard, Imperial Wharf, SW6

Guide Price: £2,000,000

 Benham
& Reeves

The Boulevard, Imperial Wharf, SW6

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

A stunning bright, and spacious three bedroom, three bathroom apartment situated on the first floor of Riverside Tower. The apartment spans a spacious 1,607 (approx.) square feet and benefits from three double bedrooms, two en-suites with a family bathroom located off the hallway. There is a double aspect reception room with dining area and floor to ceiling windows leading to a private terrace providing breath-taking views of the river, stretching as far as the city. There is a separate kitchen with built-in custom appliances leading to a private balcony. The principal bedrooms have a dressing room and en-suite bathrooms, one further double bedroom with built-in wardrobes and additional room/office space and a family shower room. Other benefits include comfort cooling and wooden floors throughout.

Imperial Wharf sits on the banks of the River Thames bordering Fulham and Chelsea. These residential flats benefit from communal gardens, shops, high end restaurants and a concierge service all on-site. There is 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 various choices 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 station and Westfield shopping centre) and Fulham Broadway (District line).



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Property Features:

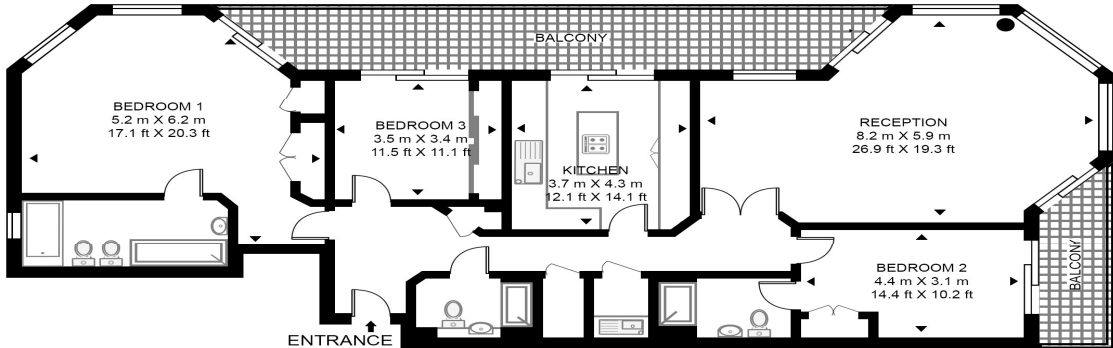
- Three Bedrooms
- Three Bathrooms
- First Floor
- 1607 Square Feet (Approx.)
- Two Balconies with Direct River Views
- 24 Hour Concierge Service
- Residents' Gym and Communal Garden
- Imperial Wharf London Overground Line. (Zone 2)




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RIVERSIDE TOWER, THE BOULEVARD
APPROXIMATE GROSS INTERNAL FLOOR AREA 1607 SQ.FT (149.3 SQ.M)



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	73
(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.
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Terms & Conditions:

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

Ground Rent: £300.00 (per annum)
for the year 2025

Service Charge: £14,000.00 (per annum)
for the year 2025

Anticipated Rent: £6,500.00 pcm
Approx. 3.9% Yield

Viewings:

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

Our reference: NIN250025

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W: www.benhams.com

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