



## Riverside Tower, The Boulevard, Imperial Wharf,

Asking Price: £2,100,000

 Benham  
& Reeves

# Riverside Tower, The Boulevard, Imperial Wharf, SW6

🏠 3 Bedroom (s)   🚿 3 Bathroom (s)   🔑 Leasehold

Part of the award-winning Imperial Wharf development from developers St George, this three bedroom, three bathroom apartment comprises 1,639 square feet of accommodation (approximate). There is a double-aspect reception room with a dining area and floor-to-ceiling windows leading to a private terrace providing breathtaking views of the river and gardens, stretching as far as the City. There is a separate kitchen with built-in custom appliances leading to a private balcony. All bedrooms have access to a private balcony; the principal bedroom comes with an en-suite bath and shower room. There are two further double bedrooms with built-in wardrobes, one of which includes an en-suite shower room. Along the hallway, there is a family shower room and a useful utility room. Other benefits include comfort cooling, wooden floors, and parking.

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).





## Property Features:

- Three Bedrooms
- Three Bathrooms
- Fourth Floor
- 1639 Square Feet (Approx.)
- Two Balconies with Direct River Views
- 24 Hour Concierge Service
- Residents' Gym and Communal Garden
- Right to Park
- Imperial Wharf London Overground Line. (Zone 2)



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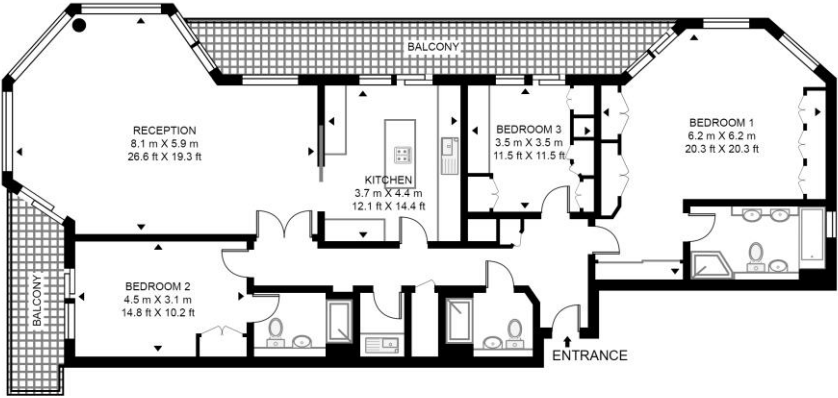


## RIVERSIDE TOWER, IMPERIAL WHARF

APPROXIMATE GROSS INTERNAL FLOOR AREA 1639 SQ.FT (152.3 SQ.M)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FOURTH FLOOR

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.  
 WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

## Terms & Conditions:

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

Asking Price: £2,100,000

Tenure: Leasehold  
Expires 15/12/2998  
Approximately 9732 Years Remaining

Ground Rent: £600.00 (per annum)  
Review Period: 25 years  
Next: 2049  
Increase: Double

Service Charge: £16,018.42 (per annum)  
for the year 2026, including the car parking service charge

Anticipated Rent: £6,000.00 pcm  
Approx. 3.4% Yield

## Viewings:

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

Our reference: NIN250072

T: 020 3282 3700

E: [imperialwharf.sales@benhams.com](mailto:imperialwharf.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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