



# Waterside Tower, The Boulevard, Imperial Wharf, SW6

Asking Price: £2,000,000

 Benham  
& Reeves



# Waterside Tower, The Boulevard, Imperial Wharf, SW6

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

A stunning three bedroom, three bathroom apartment with two living areas and three balconies affording impressive, breathtaking views of the river, stretching as far as the City. Situated on the sixth floor of one of the most exclusive buildings within the Imperial Wharf development, the apartment features an impressive double-aspect reception room with space for dining, boasting glass windows that offer an abundance of natural light and enviable views over the River Thames. There is a custom-built modern kitchen with integrated appliances and granite worktop, three double bedrooms with storage space, an en-suite to the primary and second bedrooms, and an additional family bathroom decorated with white tiles, a large mirror, and a heated towel rail.

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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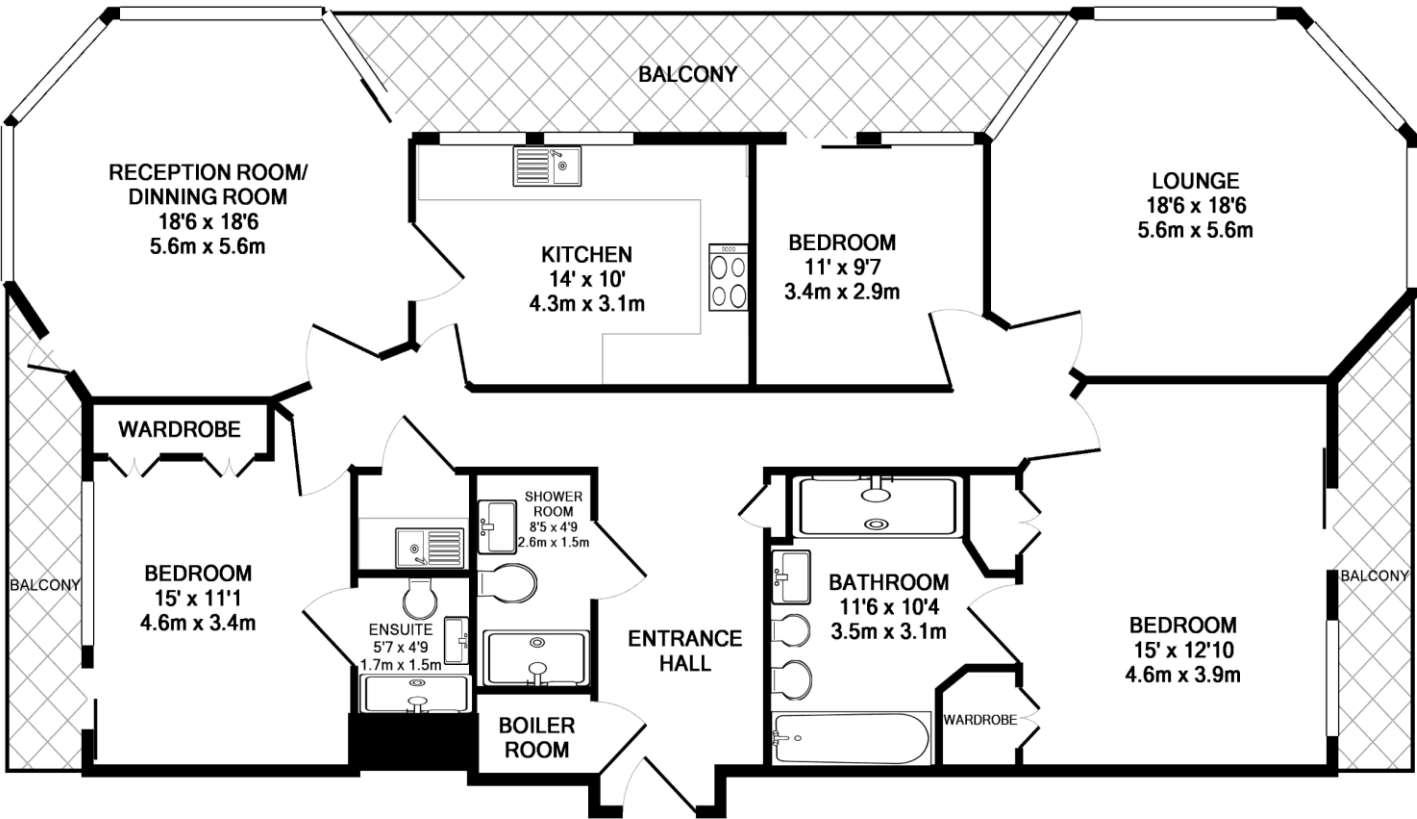


## Property Features:

- Three Bedrooms
- Three Bathrooms
- Sixth Floor
- 1,407 Square Feet (Approx.)
- Three 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IW.SW6 - 6TH FLOOR  
TOTAL APPROX. FLOOR AREA 1407 SQ.FT. (130.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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:	£2,000,000
Tenure:	Leasehold Expires 15/12/2998 Approximately 973 Years Remaining
Ground Rent:	£600.00 (per annum) for the year 2025
Service Charge:	£11,291.06 (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 Imperial Wharf Office.

Our reference: NIN250170

T: 020 3282 3700

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

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

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