



Greensward House, Imperial Crescent, Imperial Wharf, SW6

Asking Price: £950,000

 Benham
& Reeves

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 3 Bedroom (s)  3 Bathroom (s)  Leasehold

With Parking

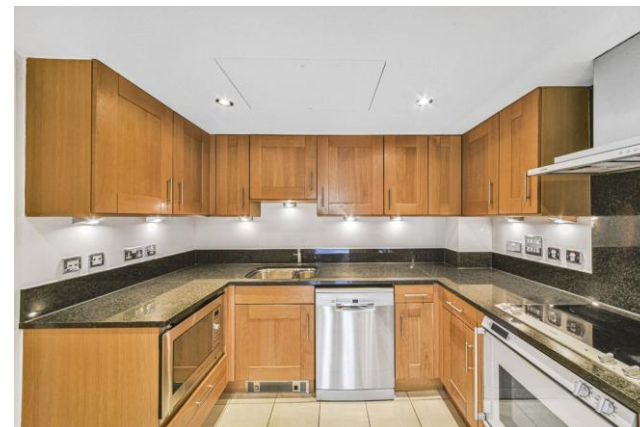
Welcome to this bright and inviting three bedroom, three bathroom apartment in the heart of Imperial Wharf, where peaceful park views and riverside living come together beautifully. Set on the second floor, this home is perfectly positioned to enjoy the best of this vibrant yet relaxed neighbourhood.

This apartment features a spacious entrance hall that leads through the flat, with a practical utility room and a guest cloakroom conveniently located. All three bedrooms have en-suite bathrooms, offering privacy and comfort whether it's for family or guests. The main bedroom opens onto a private balcony, which also connects to the reception room — the perfect spot for morning coffee or winding down with views across Imperial Park.

The kitchen is sleek and modern, with a clever sliding door that allows you to keep things open and social, or separate the space when entertaining.

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:

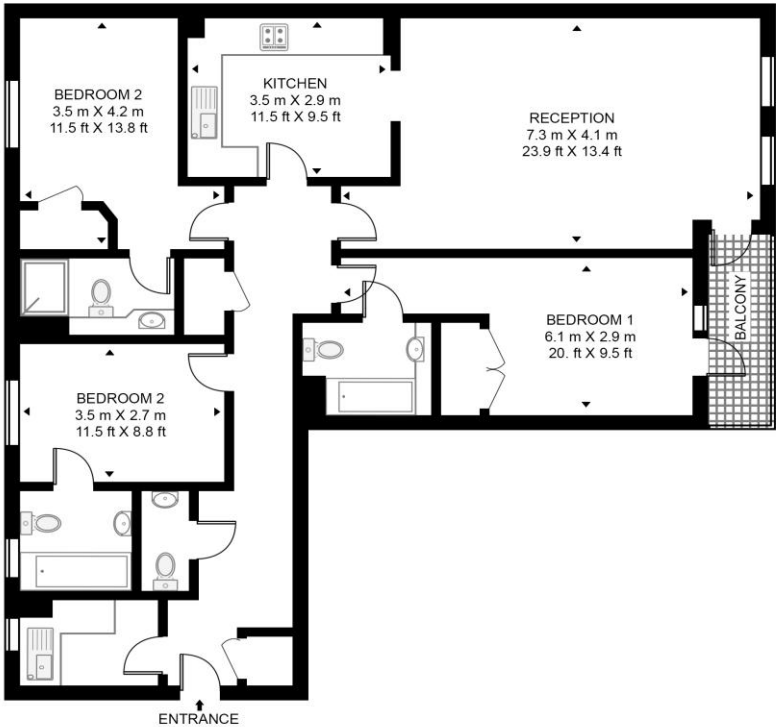
- Three Bedrooms
- Three Bathrooms
- Guest WC
- Second Floor
- 1,209 Square Feet (Approx.)
- Private Balcony
- Direct Park Views
- 24-Hour Concierge Service
- Residents' Gym and Communal Garden
- Imperial Wharf London Overground Line. (Zone 2)



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GREENSWARD HOUSE, IMPERIAL WHARF
APPROXIMATE GROSS INTERNAL FLOOR AREA 1209 SQ.FT (112.3 SQ.M)



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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: hdivirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdivirtualart.com

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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: £950,000

Tenure: Leasehold
Expires 24/12/2998
Approximately 973 Years Remaining

Ground Rent: £450.00 (per annum)
Review Period: 25 years
Next: 2049
Increase: Double

Service Charge: £15,000.00 (per annum) for the year 2025

Anticipated Rent: £4,300.00 pcm
Approx. 5.4% Yield

Viewings:

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

Our reference: NIN250182

T: 020 3282 3700

E: imperialwharf.sales@benhams.com

W: www.benhams.com

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