



# Waterside Tower, The Boulevard, Imperial Wharf,

Asking Price: £710,000

 Benham  
& Reeves



# Waterside Tower, The Boulevard, Imperial Wharf, SW6

Benham  
& Reeves

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This riverside apartment is part of the award winning Imperial Wharf development by St George. It features a reception room with a dining area and large windows opening to a private balcony with breathtaking river views. The kitchen is separate and equipped with custom appliances and granite worktops. The apartment has two double bedrooms with ample storage and access to the balcony, an en-suite shower room to the main bedroom and an additional family bathroom. This apartment also comes with a Right To Park.

Situated on the north bank of the River Thames in SW6 near Chelsea Harbour, Imperial Wharf offers luxury living with on-site amenities like a 24 hour concierge, residents' gym, Tesco, landscaped gardens, cafes and restaurants. It creates a vibrant local community and provides easy access to the wonderful King's Road, offering diverse dining, bars and boutiques within walking distance.

The Imperial Wharf rail station, just 0.1 miles away, provides swift connections to Clapham Junction, Shepherds Bush (Central line and Westfield shopping centre), and Fulham Broadway (District line).

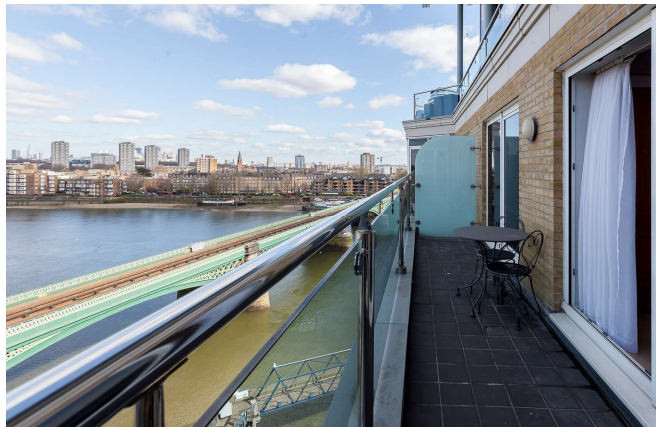


# Waterside Tower, The Boulevard, Imperial Wharf, SW6

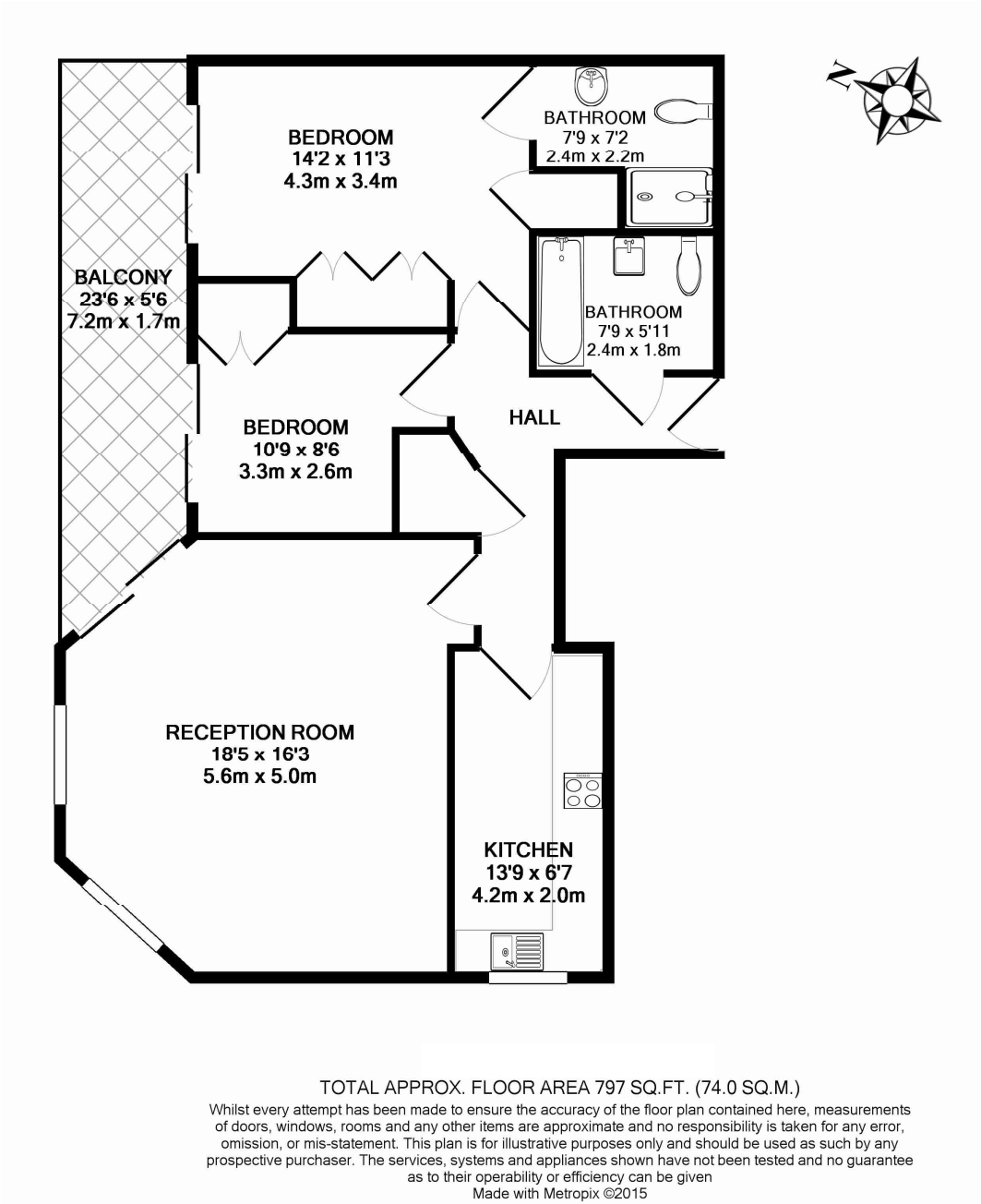


## Property Features:

- Two Bedrooms
- Two Bathrooms
- Right To Park
- 797 Square Feet (Approx.)
- Seventh Floor
- Balcony with River Views
- Communal Gardens
- Riverside Apartment
- 24 Hour Concierge Service
- Residents' Gym
- Imperial Wharf Station and Overground (0.1 miles)



# Waterside Tower, The Boulevard, Imperial Wharf, SW6



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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:	£710,000
Tenure:	Leasehold Expires 15/12/2998 Approximately 973 Years Remaining
Ground Rent:	£500.00 (per annum) for the year 2025
Service Charge:	£8,899.38 (per annum) for the year 2025 including parking space service charge
Anticipated Rent:	£3,250.00 pcm Approx. 5.5% Yield

## Viewings:

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

Our reference: ACC220322

T: 02032823700

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

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

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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

