

Harbour Reach, The Boulevard, Fulham, SW6

Offers in excess of: £615,000

Benham & Reeves

Harbour Reach, The Boulevard, Fulham, SW6

2 Bedroom (s) 2 Bathroom (s) Leasehold

A stylish two bedroom, two bathroom flat set in the award-winning riverside development, Imperial Wharf. Spanning a spacious 965 square feet (approximately), the apartment comprises a reception room with dining area and floor-to-ceiling windows leading to a private balcony facing the river. There is a separate kitchen with built-in appliances which also includes a separate utility room. Both double bedrooms have been fitted with built-in wardrobes and floor-to-ceiling windows, an en-suite shower room to the principal bedroom and an additional family bathroom. The apartment further benefits from comfort cooling/warm air heating, wooden flooring throughout and a right to park space in the underground car park.

Located on the north bank of the River Thames in SW6 adjacent to Chelsea Harbour, Imperial Wharf is a luxury riverside complex by developers St George with on-site amenities including 24-hour concierge, a residents' gym, Tesco, landscaped gardens and a range of cafes and restaurants. A real local community and all the amenities you could wish for, set within walking distance to the fabulous King's Road, which provides a various choice of cuisines, cafes, bars and boutiques.

Imperial Wharf rail station is 0.1 miles away and provides quick links to Clapham Junction, Shepherd's Bush (for the Central line and Westfield shopping centre) and Fulham Broadway (District line).







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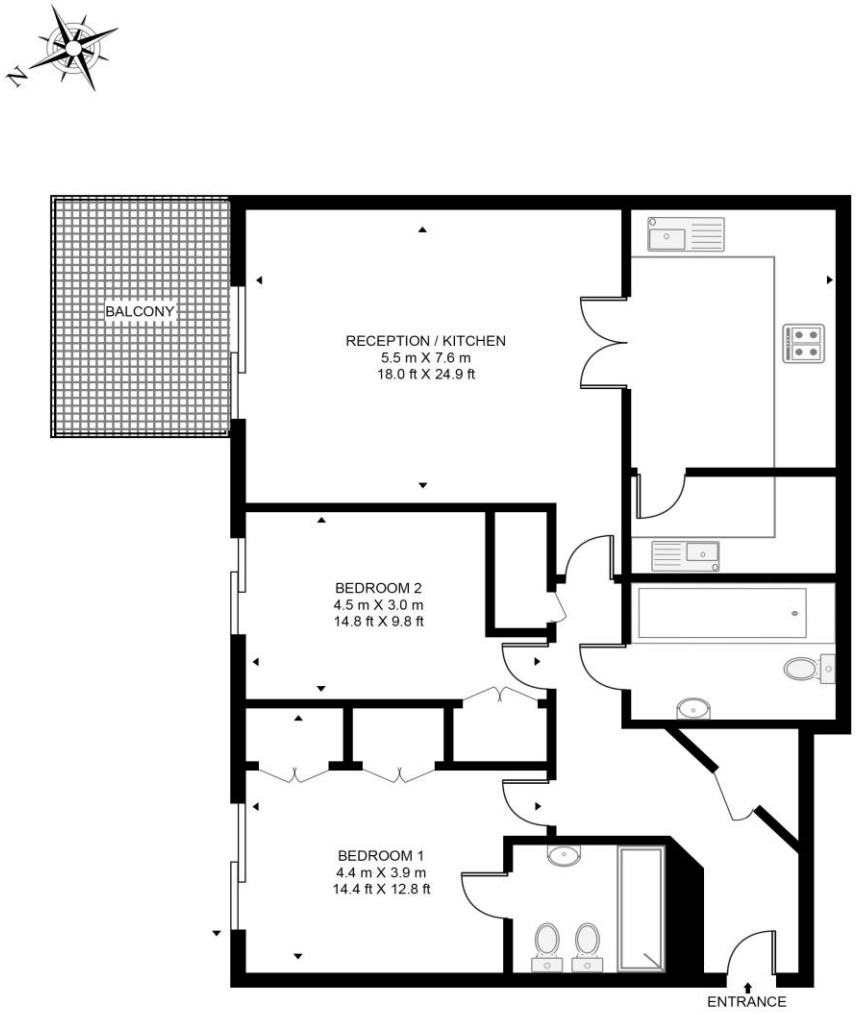
Property Features:

- 2 Bedrooms
- 2 Bathrooms
- 8th Floor
- 965 Square Feet (Approx.)
- Private Balcony
- 24 Hour Concierge Service
- Residential Gym
- Communal Gardens
- Imperial Wharf Station (London Overground Line. Zone 2)

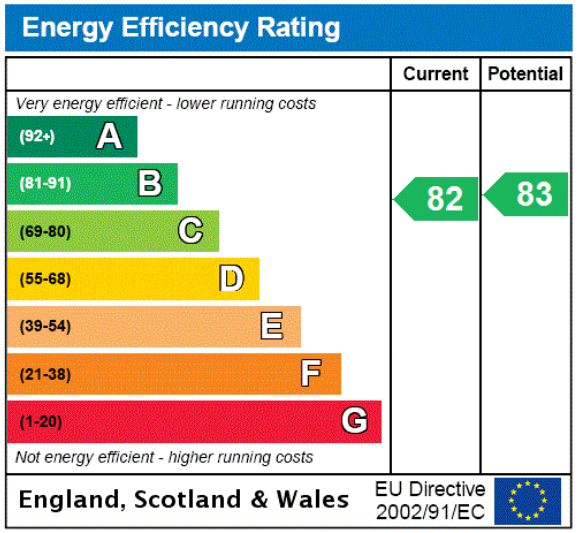
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HARBOUR REACH, THE BOULEVARD

APPROXIMATE GROSS INTERNAL FLOOR AREA 965 SQ.FT (89.7 SQ.M)



EIGHTH 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

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Terms & Conditions:

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

Offers in excess of:	£615,000
Tenure:	Leasehold Expires 24/12/2998 Approximately 972 Years Remaining
Ground Rent:	£250.00 (per annum) **Review Period:** 20 years **Next:** 2039 **Increase:** Double
Service Charge:	£9,167.60 (per annum) for the year 2026
Anticipated Rent:	£3,250.00 pcm Approx. 6.3% Yield

Viewings:

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

Our reference: NIN250065

T: 020 3282 3700
E: nineelms.sales@benhams.com
W: www.benhams.com

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