

Greensward House, Imperial Crescent, Imperial Wharf, SW6

Asking Price: £950,000

Benham & Reeves

Greensward House, Imperial Crescent, Imperial Wharf, SW6

3 Bedroom (s) 3 Bathroom (s) Leasehold

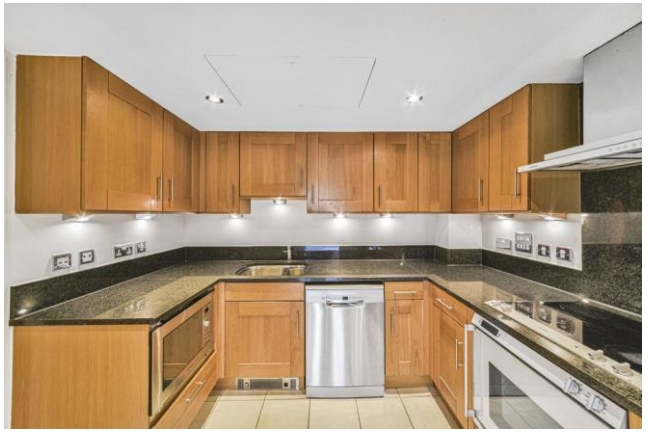
With Parking
Welcome to this bright and inviting three bedroom three bathroom apartment in the heart of Imperial Wharf, where peaceful park views and riverside living come together beautifully.
Set on the second floor, this home is perfectly positioned to enjoy the best of this vibrant yet relaxed neighbourhood.

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).

Please note that this property is currently rented, photographs were taken prior to the current tenancy







Greensward House, Imperial Crescent, Imperial Wharf, SW6







Property Features:

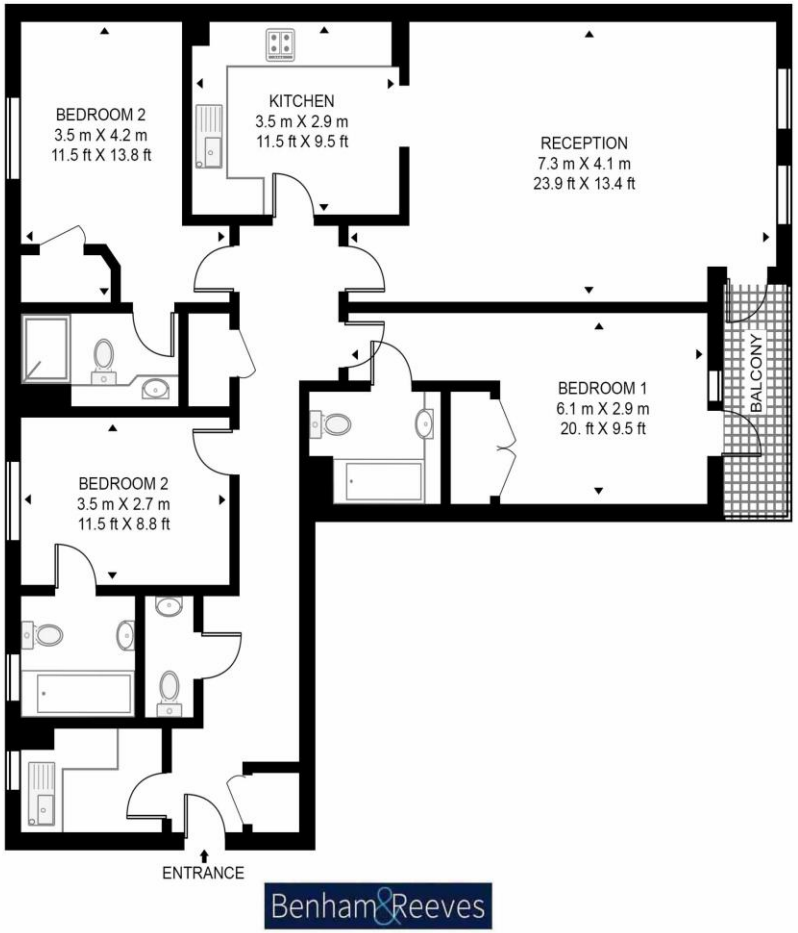
- Three Bedrooms
- Three Bathrooms
- Guest WC
- Second Floor
- 1,209 Square Feet (Approx.)
- Private Balcony
- Direct Park Views
- 24-Hour Concierge Service
- Residents' Gym and Communal Garden
- Imperial Wharf London Overground Line. (Zone 2)

Greensward House, Imperial Crescent, Imperial Wharf, SW6

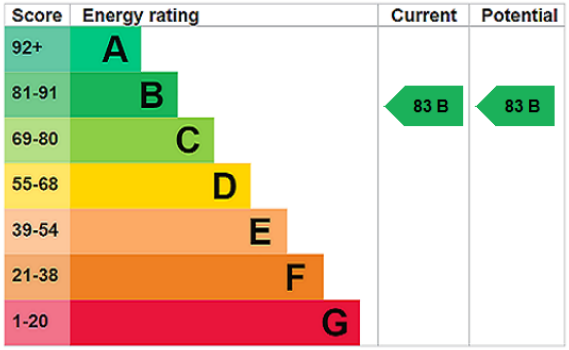
Second Floor

Total Gross Internal Area

112.3 Sq/m - 1,209 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



Greensward House, Imperial Crescent, Imperial Wharf, SW6

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 972 Years Remaining
Ground Rent:	£325.00 (per annum) Review Period: 25 years Next: 2049 Increase: Double
Service Charge:	£16,000.00 (per annum) Approx. for the year 2026
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

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 it 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.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR