

Chelsea Vista, The Boulevard, Imperial Wharf, SW6

Asking Price: £1,799,000

Benham & Reeves

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4 Bedroom (s) 3 Bathroom (s) Leasehold

A unique opportunity presents itself in the popular riverside development, Imperial Wharf. Spanning an impressive 2061 square feet, this was once arranged as two separate apartments which has been transformed into one immaculate four bedroom, three bathroom flat. The flat has a large triple-aspect living room and kitchen, with floor-to-ceiling windows allowing lots of natural light and partial views of the River Thames. There are two balconies on each end of the flat which are both accessible through the living room and the U-shaped kitchen includes integrated appliances and a breakfast bar. Two bedrooms have access to the balcony, whilst to other two have walk-in wardrobes and en-suite bathrooms. Along the hallway, there is a family bathroom and plenty of storage rooms. Additional benefits for the flat are that it has two right-to-park spaces in the development's underground parking as well as comfort cooling.

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' gymnasium, Tesco, landscaped gardens, and a range of cafes and restaurants. 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 a variety 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 and Westfield shopping centre) and Fulham Broadway (District line).







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Property Features:

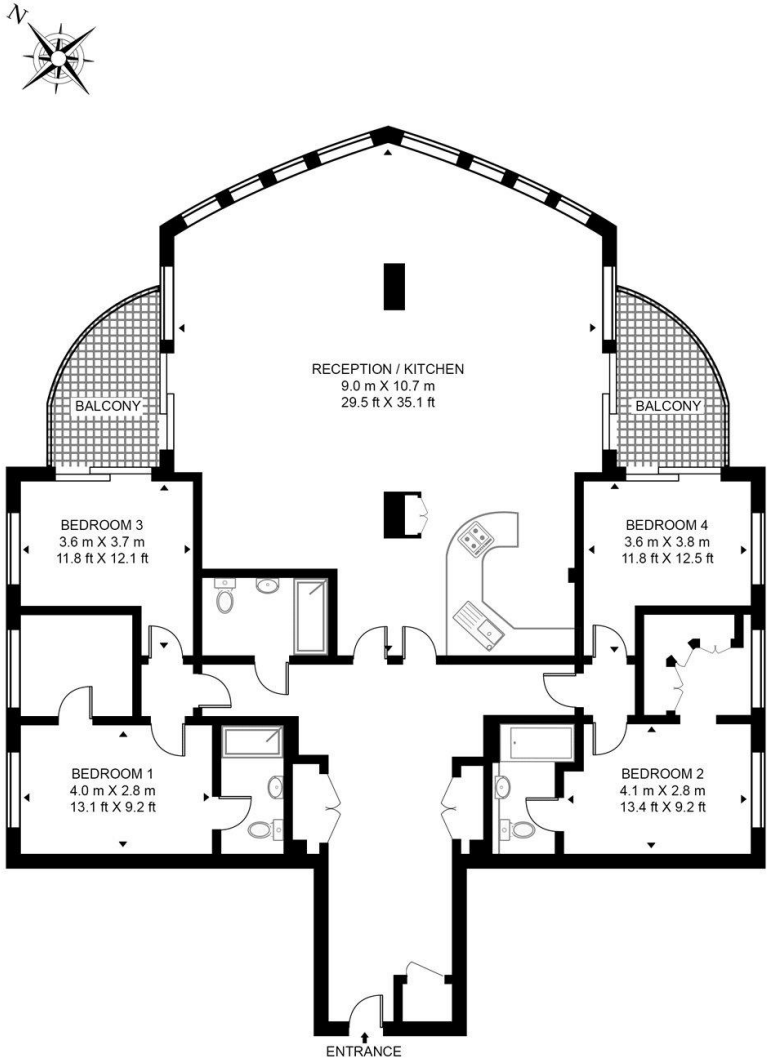
- Four Bedrooms
- Three Bathrooms
- 3rd Floor
- 2061 Square Feet (Approx.)
- 2 Private Balconies
- 2 Right to Park Spaces
- 24-Hour Concierge Service
- Residents' Gym
- Imperial Wharf Overground Station (Zone 2)

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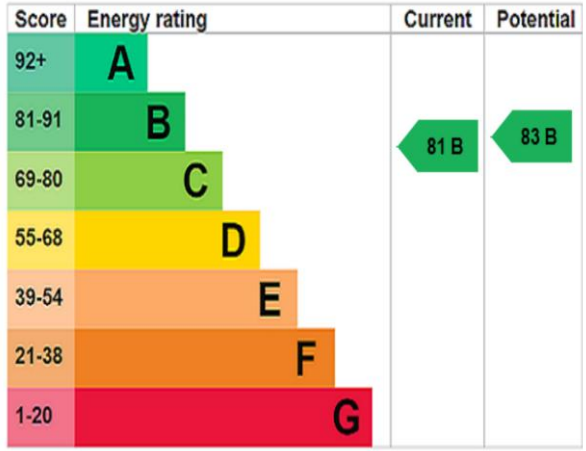
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CHELSEA VISTA, IMPERIAL WHARF

APPROXIMATE GROSS INTERNAL FLOOR AREA 2061 SQ.FT (191.5 SQ.M)



THIRD 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.

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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:	£1,799,000
Tenure:	Leasehold Expires 15/12/2998 Approximately 971 Years Remaining
Ground Rent:	£750.00 (per annum) Review Period: 25 years Next increase: 2049 Increase: Double
Service Charge:	£18,816.72(per annum) for the year 2026
Anticipated Rent:	£6,500.00 pcm Approx. 4.3% Yield

Viewings:

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

Our reference: NIN240117

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

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