





## Imperial Wharf Fulham SW6

Discover the epitome of modern living in this exquisitely presented two-bedroom apartment, located on the fourth floor of the prestigious Imperial Wharf riverside development. Designed for those who appreciate style and sophistication, this residence offers a luxurious retreat with breathtaking views of the River Thames.

The apartment features a spacious reception room bathed in natural light, thanks to its floor-to-ceiling windows, and offers access to a private balcony with stunning river views, perfect for relaxing or entertaining. The sleek, stylishly fitted kitchen is a culinary enthusiast's dream, equipped with modern appliances and ample storage space. The master bedroom serves as a tranquil haven with fitted wardrobes and an en suite shower room, providing both comfort and privacy. The well-proportioned second bedroom, also with fitted wardrobes, is ideal for guests or as a home office. Both the en suite and main bathroom boast contemporary finishes, enhancing the apartment's overall elegance.

Imperial Wharf is a secure development offering 24-hour porter service and lift access, ensuring both security and convenience. Nestled near the exclusive Harbour Club and the vibrant Fulham Broadway, the location boasts a variety of chic shops, trendy bars, and gourmet restaurants.

Situated on the banks of the River Thames, Imperial Wharf provides unparalleled access to a variety of local attractions and amenities. Fulham Broadway Underground Station (District Line) is nearby, offering swift access to the West End and central London. For motorists, the A4/M4 routes facilitate easy travel towards Heathrow Airport, the West, and the M25. Additionally, the proximity to Wandsworth Bridge Road and Fulham Road offers a plethora of shopping and dining experiences, while the exclusive Harbour Club and scenic Chelsea Harbour provide excellent leisure and fitness facilities.

### KEY FEATURES

**2 bedrooms**

**2 bathrooms**

**Floor-to-ceiling windows in the reception room**

**Modern kitchen**

**Ample storage**

**24-hour concierge service**

**Lift access**

**Conveniently located close to shops, restaurants and public transport**







## ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 72 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## KEY INFORMATION

|                          |                            |
|--------------------------|----------------------------|
| <b>Local authority:</b>  | Hammersmith and Fulham     |
| <b>Internal area:</b>    | 956 sq. ft. / 88.81 sq. m. |
| <b>Garden area:</b>      | Balcony                    |
| <b>No. of bedrooms:</b>  | 2                          |
| <b>Council tax band:</b> | G                          |
| <b>Lease length:</b>     | 974 years remaining        |
| <b>Service charge:</b>   | £9,325 per annum approx.   |

