



Greensward House, Imperial Wharf
London SW6

GARTON JONES.COM



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£1,050,000 Leasehold

THREE BEDROOM WITH THREE ENSUITES - PRIME POSITION OVERLOOKING IMPERIAL PARK, a generous three-bedroom apartment 1206sqft (112sqm) located on the 2nd floor (with lift) of this popular building in Imperial Crescent which forms part of the popular development in the heart of Imperial Wharf and benefits from a parking space. The accommodation comprises of spacious entrance hall, utility room, guest cloakroom, all three bedrooms benefit from ensembles, modern kitchen with sliding door to a well-proportioned lounge, the balcony with lovely views across the park can be access from the lounge and the main bedroom. Located on the North bank of the Thames adjacent to Chelsea Harbour and Chelsea Creek, Imperial Wharf is a luxury riverside complex by developers St George PLC benefitting from 24 hour concierge, residents' gym, landscaped gardens and a range of cafés and other shopping facilities. Imperial Wharf train station is located on site and provides quick links to Clapham Junction, Shepherds Bush and West Brompton. The River Bus Service at Chelsea Harbour Pier provides transport to Putney and Blackfriars Millennium Pier.

Leasehold — 974
Annual Service Charge — £13,000.00
Annual Ground Rent — £165.00

Council Tax — London borough of Hammersmith & Fulham Council Band G

EPC B (83)

EPC certificate available on request.

- Three Bedrooms & Three Ensembles
- 1206sqft (112sqm)
- 2nd Floor With Lift
- Balcony With Direct Views Over Imperial Park
- Parking
- Guest Cloakroom & Utility Room
- Highly Sought After Building Within Imperial Wharf
- 24 Hour Concierge
- Easy Reach Of Imperial Wharf Overground Station
- EPC — B (83)



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Approximate Gross Internal Area = 1206 sq ft / 112 sq m
 Balcony = 37 sq ft / 3.4 sq m

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Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



