



Box Tree House, Imperial Wharf
London SW6

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£1,100,000 Leasehold

A stylish two-bedroom apartment 789sqft (73.3sqm) located within a prime position within Box Tree House with direct views over Imperial Park which forms part of this highly popular riverside development. This beautifully presented property benefits from a generous Lounge with open plan kitchen which benefits from a selection of Integrated appliances, there is access to a large private terrace 410sqft (38.1sqm) which is ideal for entertaining. Two bedrooms with the master befitting from an ensuite and built in wardrobe. 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.

Ground Rent — £500.00
Service Charge — £8,358.00
Lease — 974 Years Remaining

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

EPC — C (71)

- Stylish Two Bedroom Apartment
- 789sqft (73.3sqm)
- Spacious Balcony
- Well Presented Throughout
- Modern Kitchen Area With Built In Appliances
- Spacious Terrace 410sqft (38.1sqm)
- Direct Views Overlooking Imperial Park
- 24 Hour Concierge
- Easy Reach Of Imperial Wharf Overground Station
- EPC — C (71)



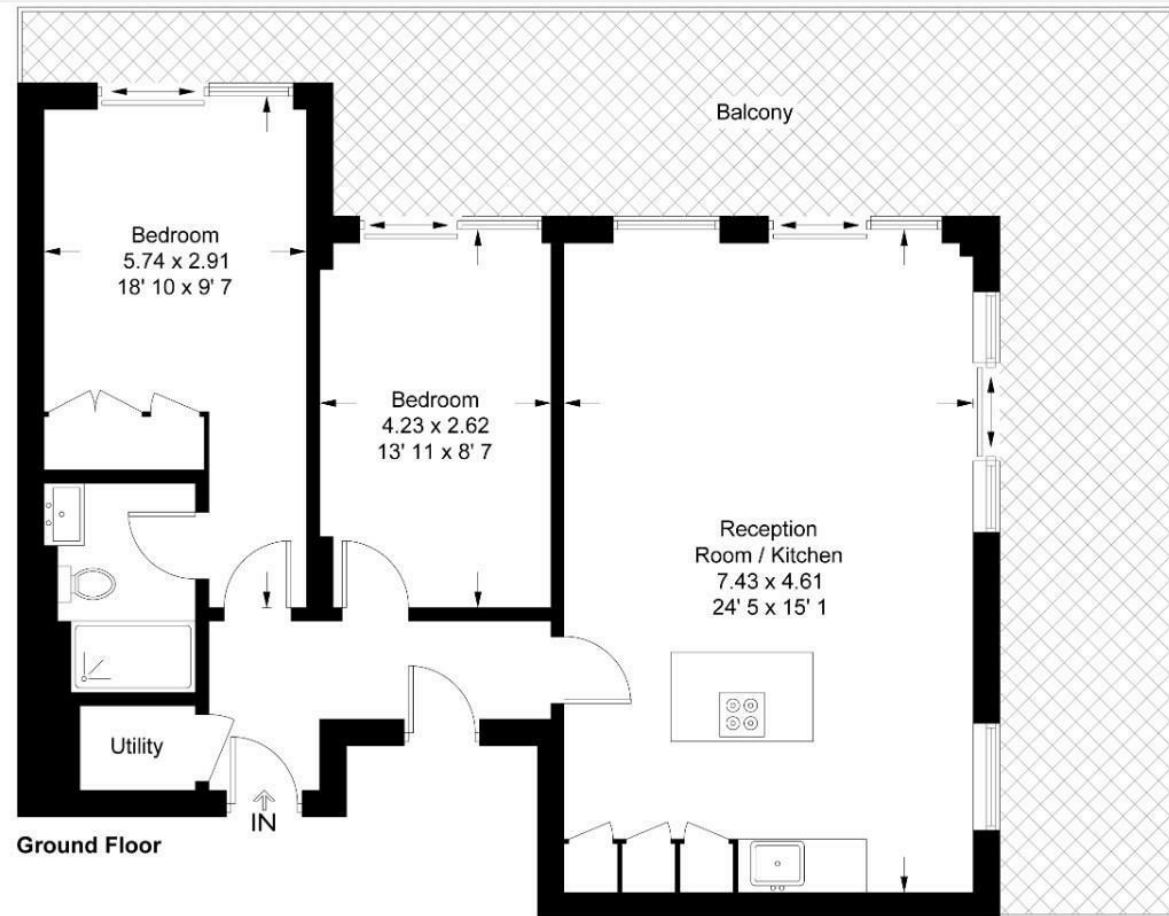
EPC certificate available on request.

Box Tree House

Approximate Gross Internal Area = 789 sq ft / 73.3 sq m

Balcony = 410 sq ft / 38.1 sq m

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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.



