

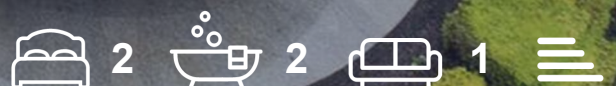


CHATTERTON | REES



Apartment 23, Regency House The Boulevard, Imperial  
London, SW6 2SB

Asking price £895,000



# Apartment 23, Regency House The Boulevard, Imperial Wharf



## Description

Welcome to The Boulevard, Imperial Wharf, London - a stunning property that offers the epitome of modern city living. Situated on the 7th floor of the prestigious Imperial Wharf development, this purpose-built flat boasts not only a prime location but also exquisite features that are sure to captivate any potential buyer.

Upon entering, you are greeted by a stylish reception room that is perfect for entertaining guests or simply relaxing after a long day as well as a private balcony. With two well-appointed bedrooms and two bathrooms, this property offers both comfort and convenience. The west-facing city views from the flat provide a picturesque backdrop that is bound to impress.

Built in 2004, this property exudes contemporary elegance and offers a seamless blend of sophistication and functionality. The presence of a concierge adds an extra layer of security and convenience to your daily life, ensuring that all your needs are taken care of.

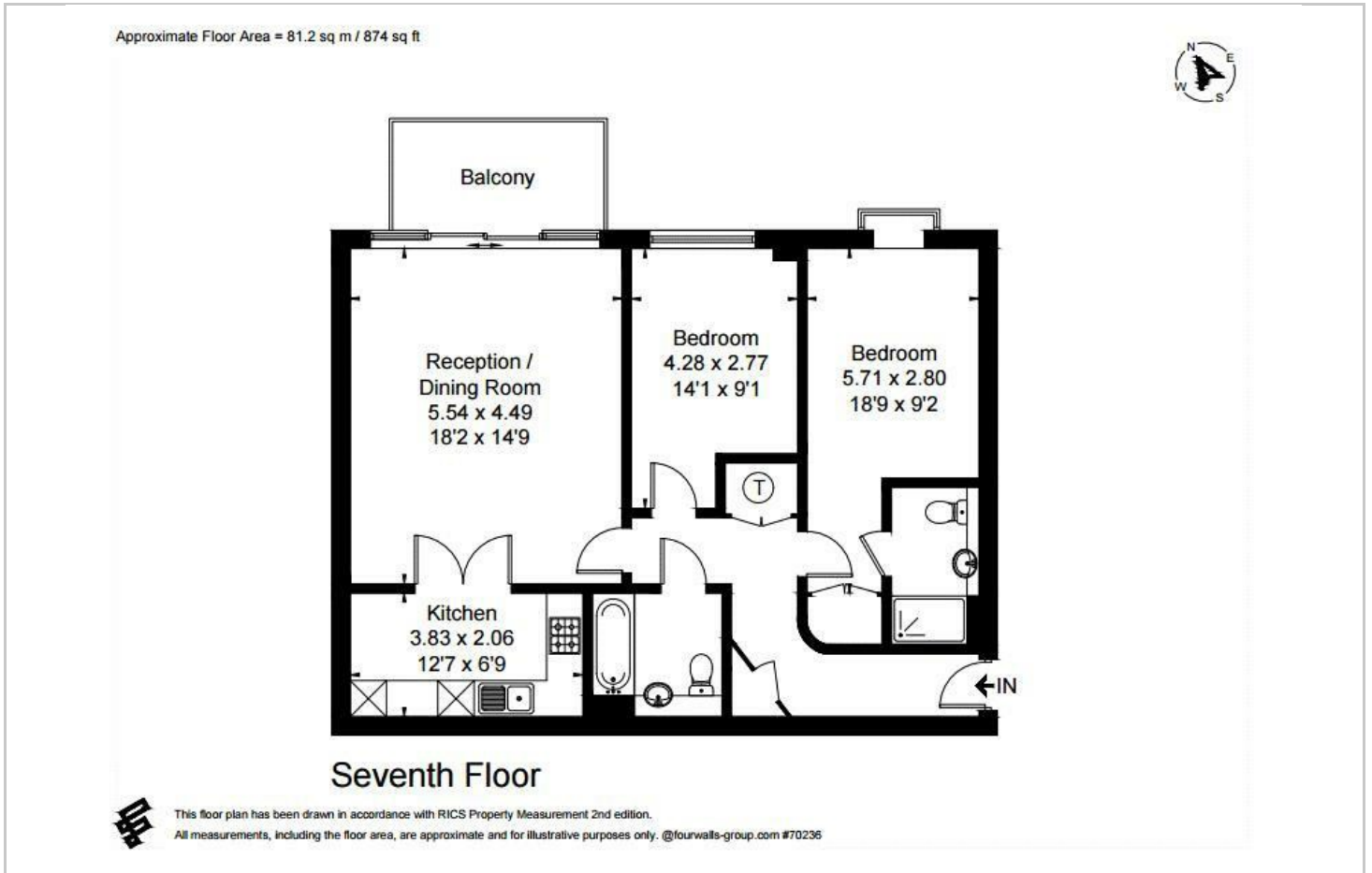
Whether you are looking for a new home or an investment opportunity, this flat offers a lot to any potential buyer.

- Two Bedrooms
- 7th Floor
- West Facing Balcony
- Two Bathrooms
- 976 year lease
- Concierge





# Floor Plan



## Area Map



## Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	