



Courtyard House  
Imperial Wharf, SW6









Located on the fourth floor of a sought-after development, this well-presented three-bedroom apartment boasts 1258 sqft, with a private balcony overlooking the communal gardens and the River Thames. The accommodation comprises a large and bright open-plan reception room and a kitchen with wood flooring. Two of the bedrooms offer en-suite bathrooms and there is ample storage space throughout. In addition to this, the property is easily accessible via lift and residents benefit from the availability of underground parking at a fee of £2k per annum.

Imperial Wharf lies on the banks of the River Thames on the border of Fulham and Chelsea and comprises of residential flats and a number of shops and high-end restaurants. Further on-site amenities include a concierge service, extensive communal gardens and a riverside walk forming part of the Thames Path.

Transport links are excellent with Imperial Wharf over ground station only a short stroll away which gives access to Clapham Junction (1 stop) and West Brompton (District Line - 1 stop).

- Open plan kitchen/reception, balcony
- Three bedrooms, three bathrooms
- Fourth floor, accessible via lift
- 24-hour concierge
- Underground parking available (£2,000 pa)

Asking Price £1,250,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
		81	84

**Tenure:** Leasehold 974 years 1 months  
**Service Charge:** TBC  
**Ground Rent:** £650 pa  
**Local Authority:** Hammersmith & Fulham  
**Council Tax Band:** H

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## Courtyard House, SW6

Approximate gross internal area

115.75 sq m / 1246 sq ft

Key :  
CH - Ceiling Height



### Fourth Floor

This floor plan is a representation for guidance purposes only, not for valuation.  
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