



Imperial Crescent  
Imperial Wharf, SW6

CHESTERTONS









A luxurious river-facing townhouse, extending to over 4000 square feet of living space, including a separate studio/annexe.

The existing accommodation consists of a large west facing and open plan living, kitchen and dining area, five bedrooms, three bathrooms, integral double garage, nanny suite with separate kitchenette & separate studio at the back of the well-appointed rear garden.

Built as an extension to the Imperial Wharf development, the home benefits, Imperial Crescent homes benefit from secure gated access, dedicated and private off-road parking, access to the dedicated gym of Imperial Wharf, 'Gym & Tonic' & 24/7 concierge. Further amenities include fantastic communal gardens including a children's playground and river walk. The Imperial Wharf rail station is a short away and provides good transport links. The river bus at Chelsea Harbour pier provides an alternative transport solution. The exclusive Chelsea Harbour Club is only 200m away.

- Luxury townhouse in a premium gated development
- Open plan living, kitchen/dining
- Five bedrooms, three bathrooms
- Separate flexible studio/annexe
- Dedicated off-road parking via double garage
- Secure gated development, 24/7 concierge`

Asking Price £3,500,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	69 C
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold 973 years 1 months  
**Service Charge:** £12,000 pa  
**Ground Rent:** To be confirmed.  
**Local Authority:** Hammersmith & Fulham  
**Council Tax Band:** H

*Chestertons Parsons Green Sales*

78 New Kings Road  
 London  
 SW6 4LT

fulham@chestertons.co.uk

020 7731 4448

chestertons.co.uk

# Imperial Crescent, SW6

Approximate gross internal area

400.40 sq m / 4310 sq ft

(Including Studio & Garage)

Studio : 38.84 sq m / 418 sq ft

Garage : 53.71 sq m / 578 sq ft

Key :  
CH - Ceiling Height



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