



Fountain House, Imperial Wharf, Fulham SW6

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This spacious two-bedroom apartment is situated within the Imperial Wharf development with stunning river views.

Imperial Wharf offers 24-hour porter service, residents' gym, landscaped communal gardens and on-site amenities. This property is also inclusive of one parking space.



Guide price: £900,000

Tenure: Leasehold: approximately 974 years remaining

Service charge: £8,900 per annum, next review due 2025

Ground rent: £250 per annum, next review due 2025

Local authority: Hammersmith & Fulham

Council tax band: G





The apartment is situated on the eight floor (with lift) with two double bedrooms. The reception room provides access to the river facing balcony. The modern kitchen is also access via another pair of sliding doors so that it can be closed off if necessary. There is a further family bathroom as well as air conditioning throughout.

Location

The development is located on the north bank of the river Thames adjacent to Chelsea Harbour and close to the shops and restaurants of Fulham and Chelsea. Heading across the river is Battersea Park and in nearby Fulham there's Hurlingham Park which adjoins the famous Hurlingham Club and Bishop's Park, which includes a sports ground, park, and the Bishop's Palace Museum.

Imperial Wharf rail station provides links to Clapham Junction, Shepherds Bush (Central line and Westfield shopping centre) and West Brompton (District line). The river bus service at Chelsea Harbour Pier provides additional transport links across the city. All times and distances are approximate







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Approximate Gross Internal Area
89.59 sq m / 964 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the important notice on the last page of the text of
the Particulars.

Additional Information

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice



Eighth Floor
964 ft²

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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