



GREENSWARD HOUSE

London SW6



GREENSWARD HOUSE IMPERIAL WHARF

Well-presented two-bedroom apartment with flexible layout in the prestigious Imperial Wharf Development.



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Local Authority: Hamlets of Fulham and Hammersmith

Council Tax band: G

Tenure: Leasehold, approximately 973 years remaining

Ground rent: £650 per annum, reviewed every 25 years, next review due 2049

Service charge: £20,430.60 per annum, reviewed every year, next review due 2025

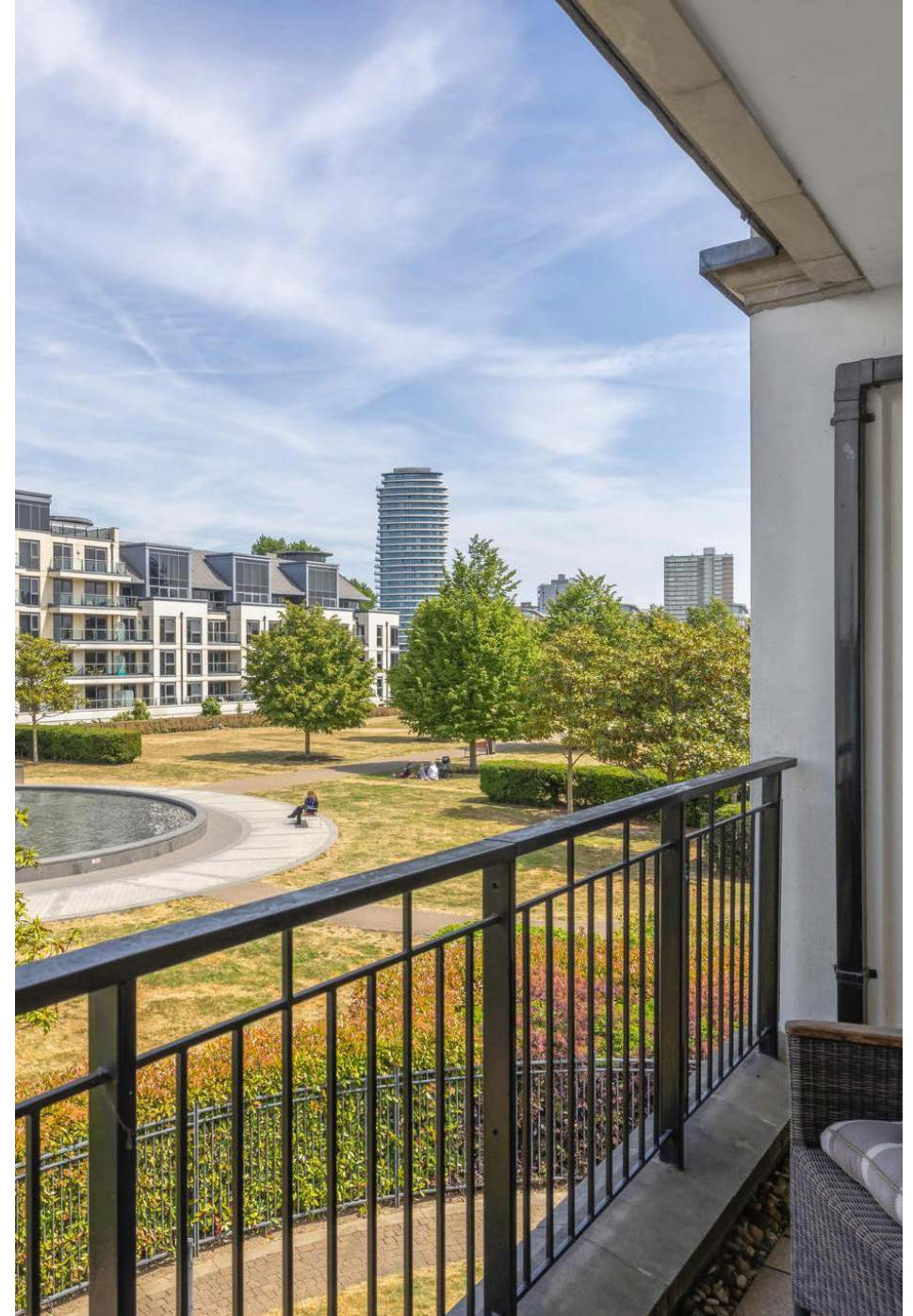
Guide price: £1,350,000



GENEROUS ACCOMMODATION

A beautifully presented two-bedroom apartment located within the highly sought-after Imperial Wharf Development. Offering impressive space and versatility, this property presents an excellent opportunity for conversion into a three-bedroom home, subject to individual requirements.

Residents benefit from 24-hour concierge service, secure underground parking (the property has two undercover parking spaces), residents' gym, beautifully maintained communal gardens with trim park and a variety of cafes, shops, and riverside restaurants.







24-HOUR CONCIERGE AND COMMUNAL GARDENS

Set on a private, gated road, the apartment benefits from easy access to Imperial Wharf's exceptional amenities and transport links. The apartment features a spacious open-plan reception and kitchen area that opens onto two private balconies, both offering wonderful views over the landscaped communal gardens. A separate utility room adds to the practicality of the space.

The current layout includes two generous bedrooms, each with an en suite bathroom. The principal bedroom further benefits from a private balcony and a well-appointed dressing room. A separate dining area, easily convertible into a third bedroom, is conveniently served by a third bathroom, adding further versatility to the accommodation.

*Service charge shown includes heating and air-conditioning as well as the cost of the two underground parking spaces.

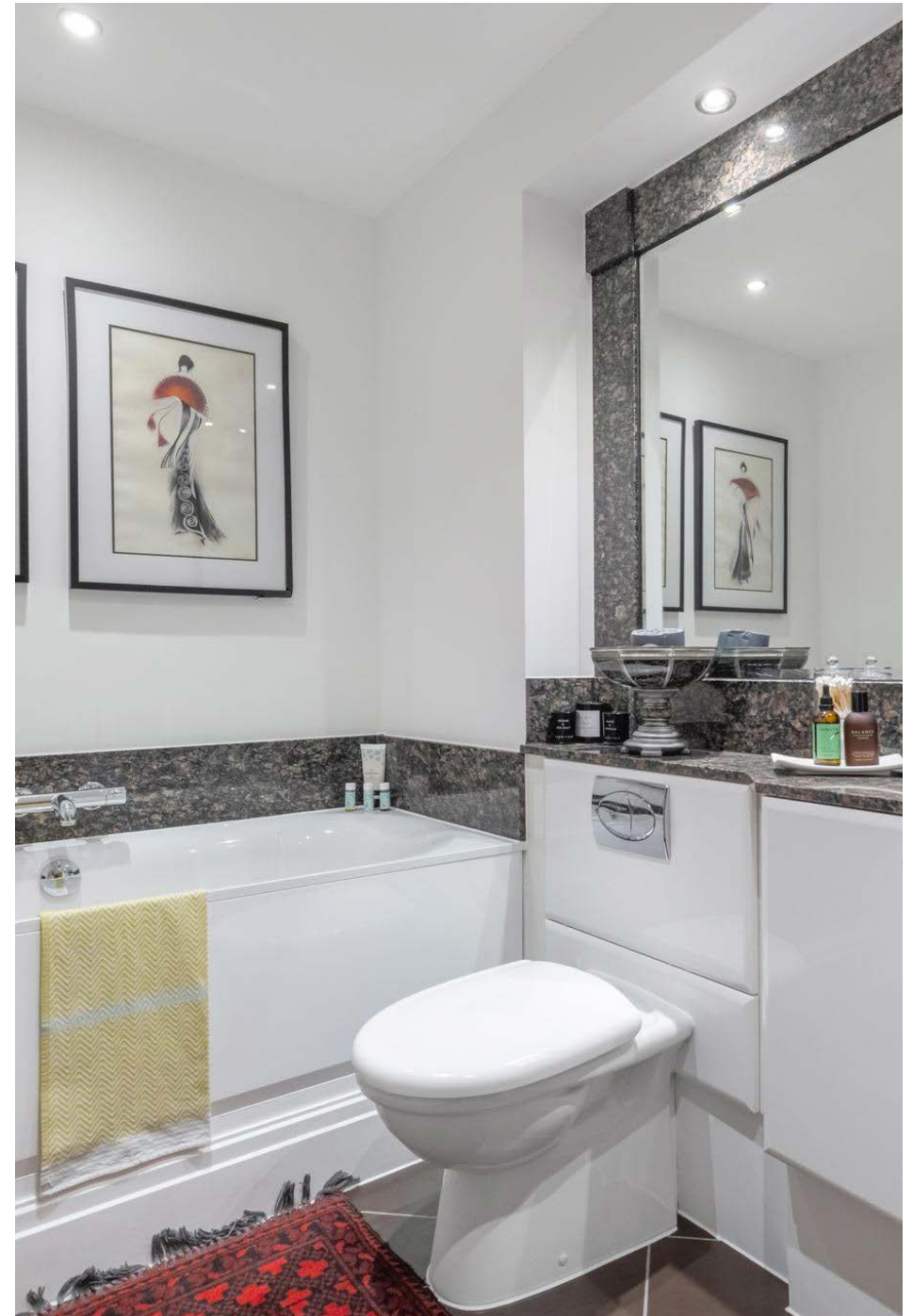
£651.38 per annum for Block E Car Space 19

£651.38 per annum for Block E Car Space 31



LOCATION AND TRANSPORT LINKS

Imperial Wharf rail station offers quick connections to Clapham Junction, Shepherd's Bush (for the Central Line and Westfield Shopping Centre), and West Brompton (District Line). Additionally, the Uber Boat service from Chelsea Harbour Pier provides transport during weekends and peak commuting hours to both Putney and Battersea Power Station locally, as well as to Westminster, Blackfriars, London Bridge and Canary Wharf for those headed into the city. This exceptional apartment combines stylish riverside living with outstanding transport links, making it ideal for professionals, families, and investors alike.









Approximate Gross Internal Area = 143.30 sq m / 1542 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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