



## Imperial Wharf Fulham SW6

Discover the epitome of modern living in this exquisitely presented two-bedroom apartment, located on the fourth floor of the prestigious Imperial Wharf riverside development. Designed for those who appreciate style and sophistication, this residence offers a luxurious retreat with breathtaking views of the River Thames.

The apartment features a spacious reception room bathed in natural light, thanks to its floor-to-ceiling windows, and offers access to a private balcony with stunning river views, perfect for relaxing or entertaining. The sleek, stylishly fitted kitchen is a culinary enthusiast's dream, equipped with modern appliances and ample storage space. The master bedroom serves as a tranquil haven with fitted wardrobes and an en suite shower room, providing both comfort and privacy. The well-proportioned second bedroom, also with fitted wardrobes, is ideal for guests or as a home office. Both the en suite and main bathroom boast contemporary finishes, enhancing the apartment's overall elegance.

Imperial Wharf is a secure development offering 24-hour porter service and lift access, ensuring both security and convenience. Nestled near the exclusive Harbour Club and the vibrant Fulham Broadway, the location boasts a variety of chic shops, trendy bars, and gourmet restaurants.

Situated on the banks of the River Thames, Imperial Wharf provides unparalleled access to a variety of local attractions and amenities. Fulham Broadway Underground Station (District Line) is nearby, offering swift access to the West End and central London. For motorists, the A4/M4 routes facilitate easy travel towards Heathrow Airport, the West, and the M25. Additionally, the proximity to Wandsworth Bridge Road and Fulham Road offers a plethora of shopping and dining experiences, while the exclusive Harbour Club and scenic Chelsea Harbour provide excellent leisure and fitness facilities.

### KEY FEATURES

**2 bedrooms**

**2 bathrooms**

**Floor-to-ceiling windows in the reception room**

**Modern kitchen**

**Ample storage**

**24-hour concierge service**

**Lift access**

**Conveniently located close to shops, restaurants and public transport**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	Hammersmith and Fulham
<b>Internal area:</b>	956 sq. ft. / 88.81 sq. m.
<b>Garden area:</b>	Balcony
<b>No. of bedrooms:</b>	2
<b>Council tax:</b>	G
<b>Lease length:</b>	974 years remaining
<b>Service charge:</b>	£9,325 per annum approx.

