



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

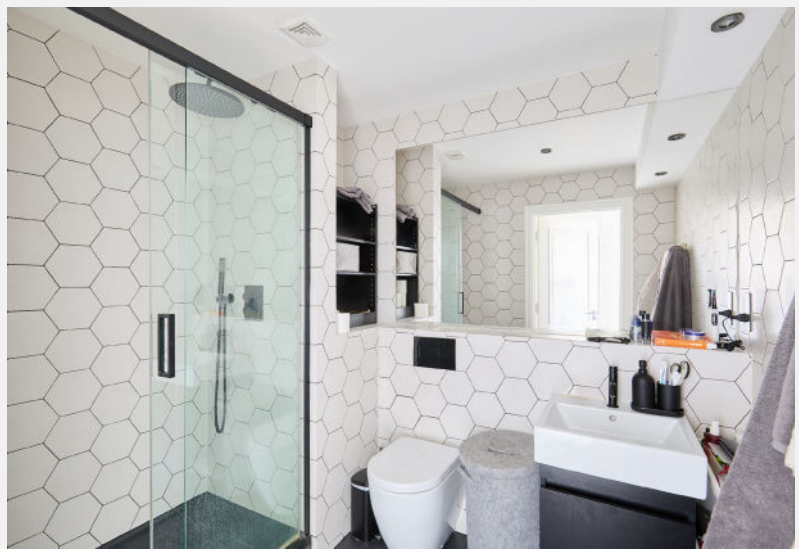
Ample storage

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

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

