



Monarch Point, Imperial Wharf, London SW6

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# Monarch Point, London **SW6**

Located on the second floor (with lift) and offering 1,055 sq ft of living space, accommodation comprises a master bedroom with fitted wardrobes, en suite bathroom and a private balcony. Additionally two further bedrooms, a family bathroom with bathtub and a spacious semi open plan living / kitchen area which leads onto an private east facing balcony.

Residents of Imperial Wharf benefit from a 24-hour concierge, a residents' gym, landscaped gardens and a range of cafes and restaurants as well as a new Young's pub.



**Guide price:** £850,000

**Tenure:** Leasehold: approximately 975 years remaining

**Service charge:** £9,461.72 per annum, reviewed yearly, next review due 2024

**Ground rent:** £300 per annum, reviewed yearly, next review due 2024

**Local authority:** London Borough of Hammersmith and Fulham

**Council tax band:** G



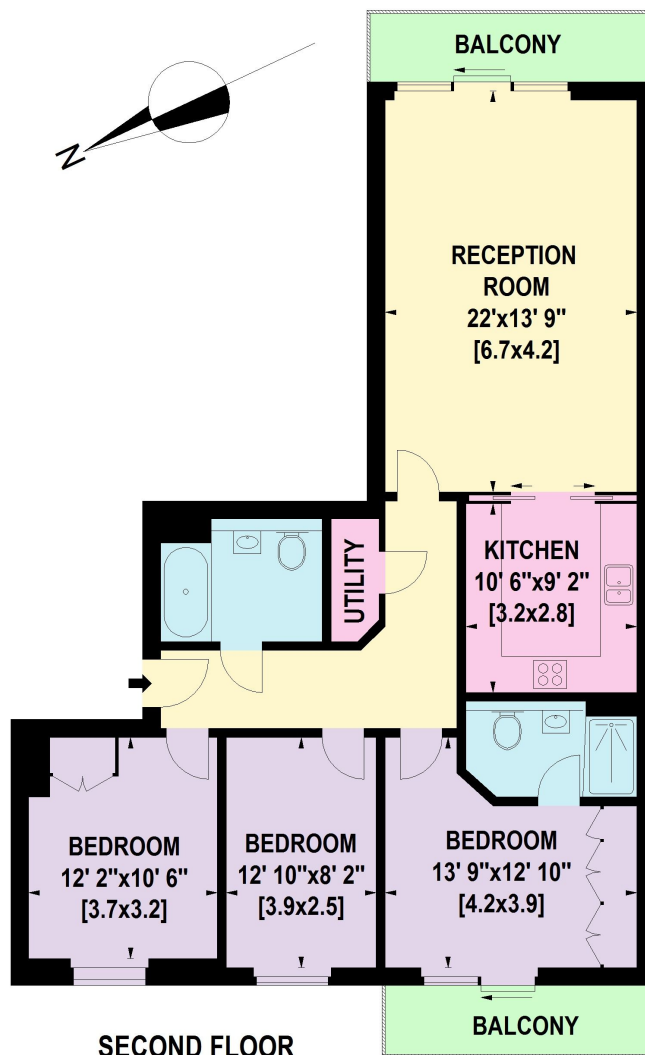
Located on the north bank of the River Thames adjacent to Chelsea Harbour and close to the shops and restaurants of The Kings Road, Chelsea and Fulham. Imperial Wharf rail station is 0.1 miles away and provides quick links to Clapham Junction, Shepherds Bush (for the Central line and Westfield shopping centre) and West Brompton (District line). The River bus service at Chelsea Harbour Pier provides transport during peak hours to Putney and Blackfriars Millennium Pier.

We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building. If necessary, further information can be provided upon request.



# MONARCH POINT, SW6

Approximate Gross Internal Area: 98 Sq. metres  
1055 Sq. feet



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.

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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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Particulars dated September 2019. Photographs and videos dated September 2019.  
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