

Regal House, Imperial Wharf SW6



Regal House

Imperial Wharf SW6

Located on the fifth floor (with lift) and offering approximately 995 sq ft of living space, this fabulous apartment boasts views of the River Thames. The property comprises a spacious semi open-plan kitchen and reception room which opens out to a balcony overlooking the beautifully maintained communal gardens and the river, there are two double bedrooms, one of which benefits from having an ensuite shower room and a south-facing balcony, and there is a separate family bathroom. Both bedrooms have built in wardrobes, and there is extra built in storage in the hallway. This apartment has the added benefit of a secure underground parking space.



Guide price: £950,000

Tenure: Leasehold: approximately 974 years remaining

Service charge: £7,770 per annum, reviewed every year, next review due 2025

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

Local authority: London Borough of Hammersmith and Fulham

Council tax band: G

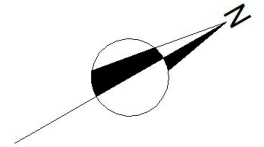
Residents of Imperial Wharf benefit from a 24-hour concierge, a residents' gym and landscaped gardens. When it comes to transport, Imperial Wharf overground station is just 0.1 miles away and provides quick links to Clapham Junction, Shepherds Bush (for the Central line and Westfield shopping centre) and West Brompton (District line). The River bus service at Chelsea Harbour Pier provides transport during peak hours to Putney and Blackfriars Millennium Pier. The property is situated near to the boutiques, cafes and restaurants of The Kings Road, Chelsea and Fulham.



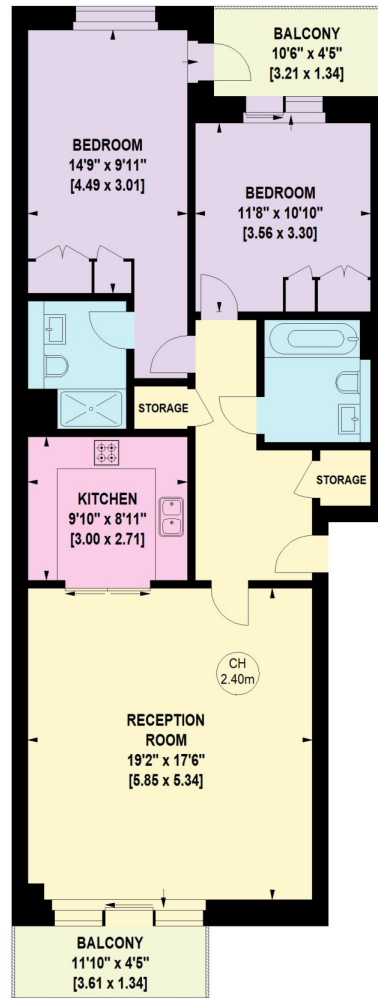


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Approximate Internal Floor Area 92.34 sq m / 995 sq ft



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.



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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.



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 March 2024. Photographs and videos dated March 2024.
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