

# Monarch Point

Imperial Wharf, London SW6

**£1,150,000**



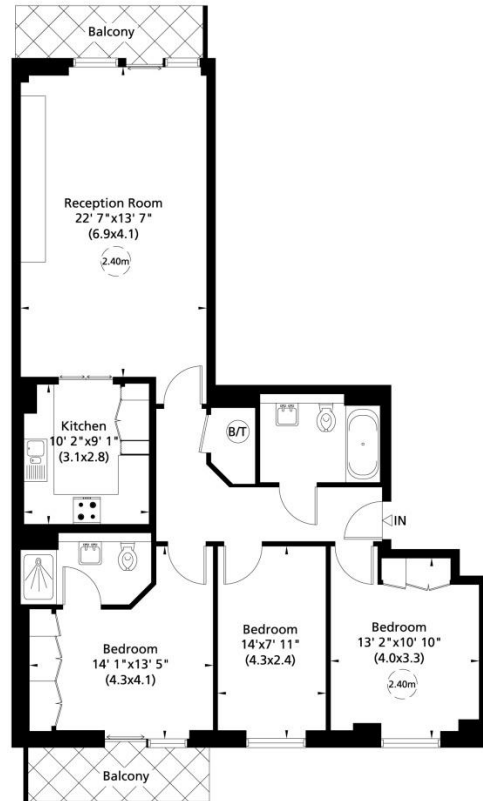
*A superb 3 bedroom, 4<sup>th</sup> floor apartment located in the heart of Imperial Wharf with views of the river over landscaped gardens. Imperial Wharf is a young, vibrant riverside development situated on the Chelsea/Fulham border with a range of superb restaurants. Imperial Wharf station links in to the underground network at West Brompton and Shepherds Bush.*



Entrance Hall • Reception Room • Kitchen • 3 Double Bedrooms • Shower Room (En Suite)  
Guest Bathroom • 2 Balconies • Comfort Cooling (Heating & Cooling) • Video Entry Telephone • Lift  
One Underground Parking Space • 24 Hour Concierge & Security Service • Residents' Gym  
To include: Curtains/Blinds • Kitchen Fittings, Appliances & Laundry Equipment • Standard Light Fittings



Gross Internal Area : 97 Sq. metres  
1048 Sq. feet  
Balcony Area: 10 Sq. metres  
104 Sq. feet

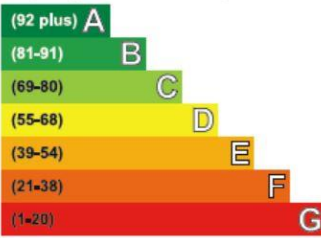


Fourth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
81	83

Lease: 999 years from December 1999  
Local Authority: London Borough of Hammersmith & Fulham

### Imperial Wharf Amenities:

Riverside Walk • Secure Underground Parking Facilities  
Double Tree by Hilton • Inn Fusion Restaurant and Bar  
Waterside Pub • Restaurants • Residents' Gym • Laundry Service  
24 Hour Concierge and Security Service

### Local Transport Links:

- 🚇 Imperial Wharf Station (Overground)
- 🚶 Under 15 minutes walk to Fulham Broadway (District)
- 🚗 C3, 391 from Imperial Wharf; 424, 22 & 14 within a short walk
- 🚶 Within easy reach of the Kings Road
- 🚖 Imperial Wharf Taxi Hail Point
- 🚤 River Taxi at Chelsea Harbour Pier



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