

Banyan House

Imperial Wharf, London SW6

£1,999,950



Harbour
Estates

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A beautiful, interior-designed, 3 bed, raised-ground floor apartment located in prestigious Banyan House in the heart of Imperial Wharf. All rooms overlook the immaculately manicured lawns of Imperial Park which provide privacy as well as lovely views. A fabulous south-west facing terrace, with views towards the river, is ideal for al fresco entertaining and the property comes with one underground, allocated car park space.

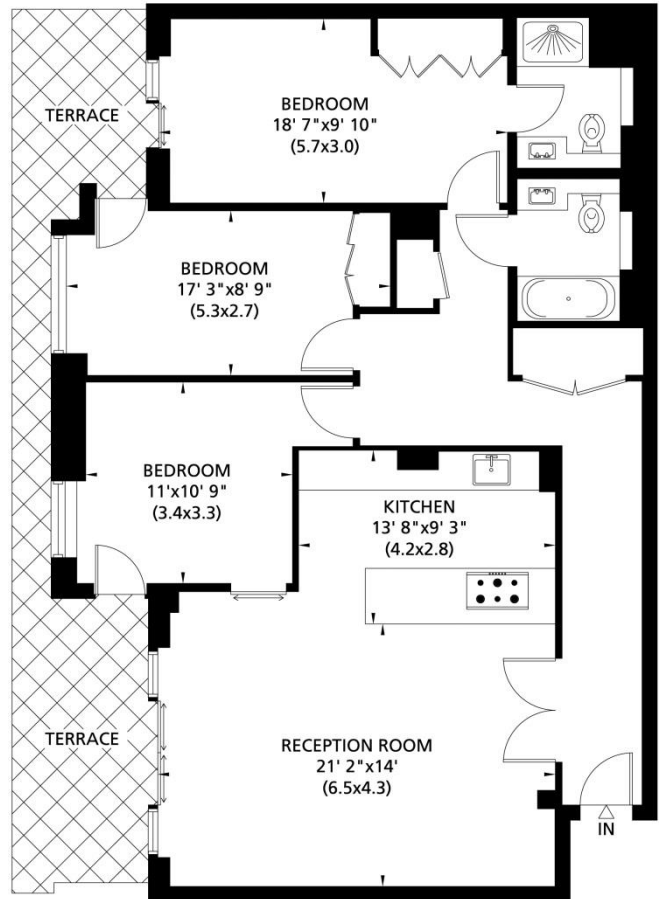


Entrance Hall • Open Plan Kitchen / Reception Room • 3 Double Bedrooms • Shower Room (En Suite)
Guest Bathroom • Terrace • 1 Allocated Underground Parking Space
Comfort Cooling (Heating & Cooling) • Video Entry Telephone • Lift • 24 Hour Concierge & Security Service
To include: Carpets • Curtains/Blinds • Kitchen Fittings, Appliances & Laundry Equipment
Standard Light Fittings



Gross Internal Area: 117 Sq. metres
1258 Sq. feet

Terrace Area: 22 Sq. metres
234 Sq. feet



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
1-20	G		
Not energy efficient - higher running costs		78	80

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(21-29)	B		
(12-20)	C		
(6-11)	D		
(2-5)	E		
(1-1)	F		
(1-1)	G		
Not environmentally friendly - higher CO ₂ emissions		63	64

England & Wales EU Directive 2002/91/EC

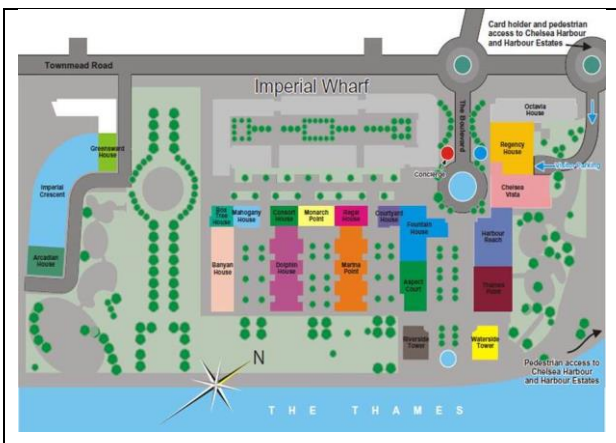
Lease: 999 years from December 1999
Local Authority: London Borough of Hammersmith & Fulham

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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