

THE BOULEVARD, LONDON, SW6
£795,000 LEASEHOLD

A superb opportunity to purchase this spacious two-bedroom flat, offering 947 sq. ft of well-arranged living space with the additional benefit of a private balcony. Situated on the fifth floor of Chelsea Vista, the property provides both comfort and style in an excellent location.

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DESCRIPTION:

Upon entering, a central hallway leads into a generous reception room that opens onto a sizeable balcony - perfect for enjoying outdoor dining or unwinding with open views. The adjoining kitchen is smartly designed, offering ample storage and worktop space.

There are two well-proportioned double bedrooms. The principal bedroom includes its own dressing room as well as en-suite bathroom, while the second bedroom is served by a separate family bathroom. Both bedrooms benefit from good natural light and are designed with modern living in mind.

Chelsea Vista is well positioned for access to the many amenities of both Fulham and The River Thames. Riverside walks as well as a wide selection of shops, restaurants, and cafés are within striking distance. Imperial wharf is less than a five-minute walk away, providing direct access across Central London and beyond.

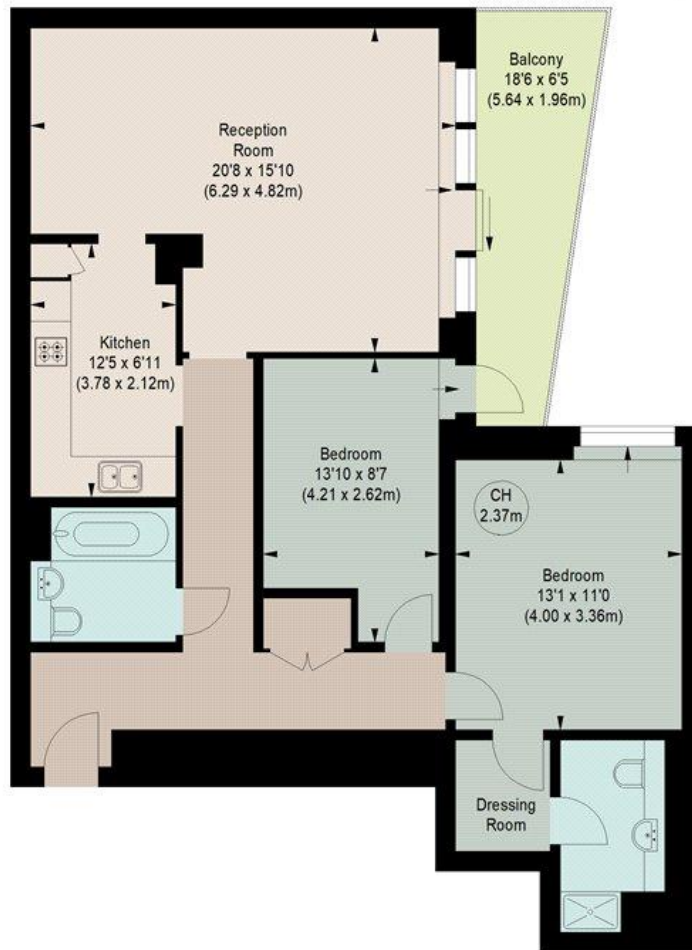
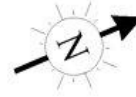




CHELSEA VISTA, SW6

Approximate gross internal area
947 sq ft / 87.98 sq m

Key :
CH - Ceiling Height



FIFTH FLOOR

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 980 year and 3 months

Service Charge: £10000 per annum

Ground Rent: £500 Annually (subject to increase)

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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