



William Morris Way, SW6

Guide Price: £2,150,000, Leasehold with 963 years remaining

Anderson//Rose





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Leasehold of 963 years remaining unexpired, with a share of the buildings freehold available via separate negotiation

Service Charge: £14,000 per annum

Ref PCL250071

William Morris Way, SW6

This is a fantastic opportunity to acquire a truly remarkable apartment on imperial wharfs highly desirable waterfront.

Finished to an exceptionally high standard with integrated centralised Air conditioning throughout, the property is focused around a very large, bright and airy reception/dining and living room, which leads onto a partially separate sunroom with city & river views. Heading down the corridor towards the sleeping accommodation wing situated at the adjacent side of the flat is your separate kitchen with state-of-the-art appliances. In terms of bedrooms, you have three excellent rooms all which offer a generous amount of storage with impressive bespoke wardrobes and stunning en-suite bathrooms showcasing its beautiful Italian marble, a guest cloakroom and lots of storage.

The property further benefits from the building's concierge, passenger lift and communal gardens, two allocated underground parking spaces next to two allocated storage cupboards, and a share of the buildings freehold available by separate negotiation.

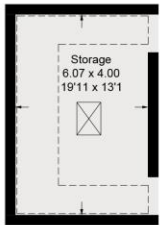
Watermans Quay is a luxury secure development located just off William Morris Way which is a quiet residential street next to the local and very popular Harbour Clubs Chelsea private members club. The open green space of Imperial Park is literally next door to the development, with various restaurants, shops, cafes and other top amenities being close by whether it be on Stephendale or Wandsworth Bridge Roads High-Streets. Imperial Wharf is your nearest station which is a few moments away and provides a simple commute across the capital.

Watermans Quay, William Morris Way, SW6

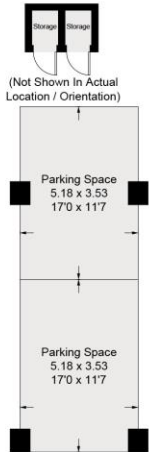
Approximate Area = 2241 sq ft / 208.2 sq m
(Excluding Parking Spaces)
Loft = 260 sq ft / 24.2 sq m
External Storage = 20 sq ft / 1.9 sq m
Total = 2521 sq ft / 234.3 sq m
Including Limited Use Area & Loft (212 sq ft / 19.7 sq m)



Ninth Floor

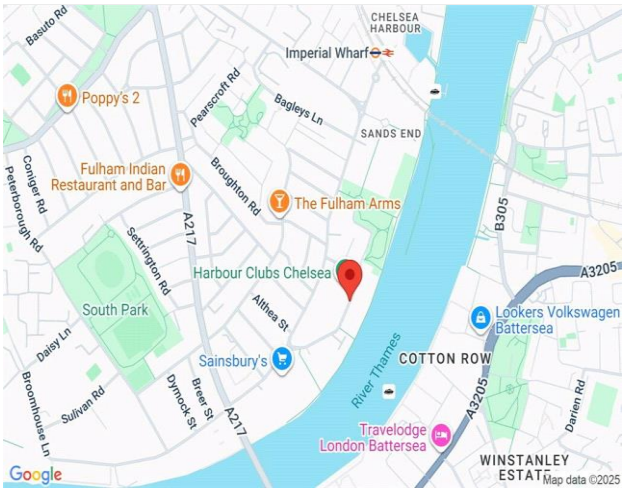
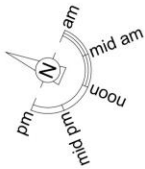


Loft



Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1241721)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

