



Brunswick House, Parr's Way, Hammersmith, W6

Asking Price: £655,000

Benham
& Reeves

Brunswick House, Parr's Way, Hammersmith, W6

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This bright and spacious one bedroom apartment situated in the award winning Fulham Reach development is positioned on the third floor of Brunswick House and spans an approximate 552 square feet. Finished to a high specification, the apartment briefly comprises of an open-plan reception room leading onto a private balcony. There is a bespoke fitted kitchen with marble worktop and integrated Siemens appliances, a double bedroom with fitted wardrobe space, a luxury bathroom with Villeroy and Boch bath, WC and basin and a heated wall panel with chrome robe hooks and towel rails. The apartment benefits from further features such as electrical integrated touch-screen controlled comfort cooling and lighting system, integrated ceiling speakers to living room and pre-wiring for ceiling speakers in bedrooms and bathrooms.

Residents enjoy access to select private hotel style facilities including a state-of-the-art gymnasium, swimming pool, virtual golf, wine storage, snooker room and cinema screening room with a friendly 24/7 concierge team.

This stylish riverside apartment is perfectly positioned with excellent transport links. Four London Underground lines - Hammersmith & City, Circle, District and Piccadilly are all a few minutes' walk. For international travellers, Heathrow Airport is also within easy access.

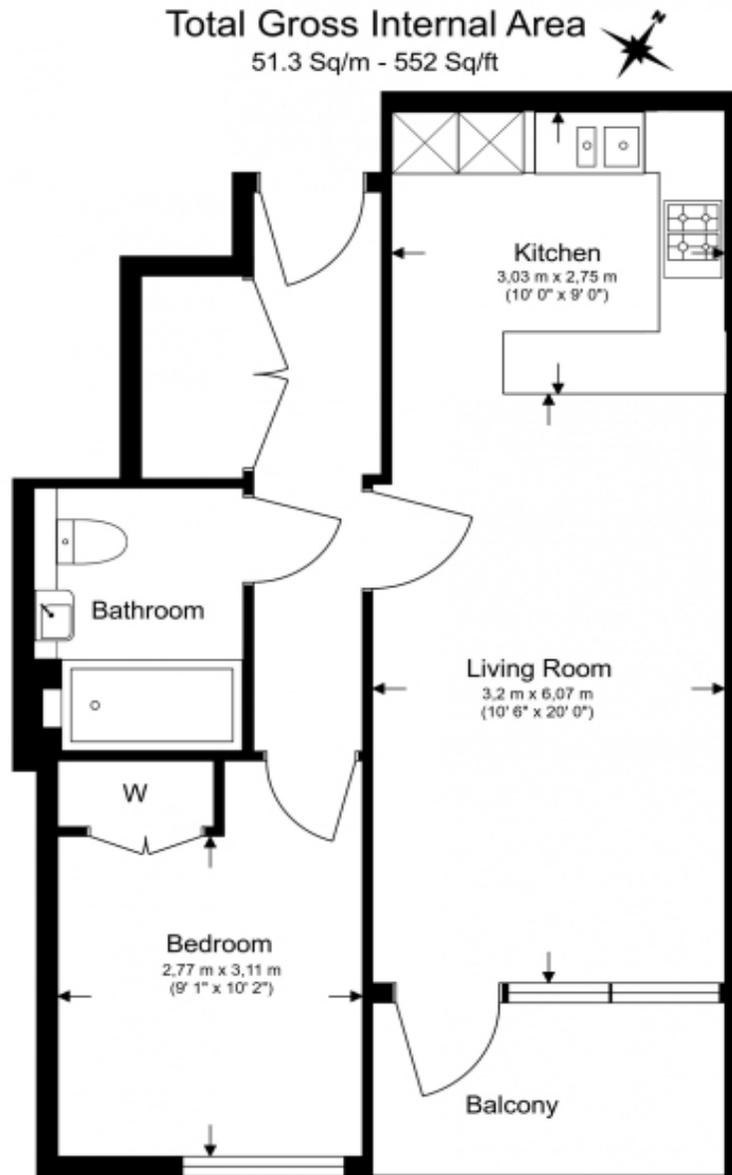




Property Features:

- One Bathroom
- One Bedroom
- Third Floor
- 552 Square Feet (Approx.)
- Private Balcony
- Secure Underground Right to Park
- 24 Hour Concierge
- Gym, Swimming Pool and Spa Facilities
- Hammersmith Station (Piccadilly Line. Zone 2)





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£655,000
Tenure:	Leasehold Expires 29/09/3010 Approximately 986 Years Remaining
Ground Rent:	£350 (per annum) for the year 2023
Service Charge:	£5560.67 (per annum) for the year 2023
Anticipated Rent:	£2,600 pcm Approx. 4.8 % Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

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