



Queens Wharf, Crisp Road, Hammersmith, W6

Asking Price: £625,000

 Benham
& Reeves

Queens Wharf, Crisp Road, Hammersmith, W6

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

An outstanding one bedroom riverside apartment, spanning 566 square feet of living space (approx.), situated on the third floor (with lift) and finished to a very high standard. The apartment comprises a modern and thoughtfully designed kitchen with Miele appliances, a double bedroom with a built-in wardrobe, a stylish family bathroom and a balcony offering pleasant views. Further benefits include underfloor heating, comfort cooling and wooden flooring.

Queens Wharf is a stunning riverside development by Mount Anvil and Fabrica by A2Dominion and is located on the Surrey Bend of the River Thames, with views of Grade II-listed Hammersmith Bridge.

Queens Wharf also houses the world-famous Riverside Studios, which was rebuilt to create a reimagined Thames-side landmark for independent theatre, cinema, and digital media. The excellent transport facilities provide swift access in and out of London. Heathrow Airport is accessible within 30 minutes, South Kensington within 8 minutes, and Knightsbridge within 11 minutes via four London Underground lines: Hammersmith & City, Circle, District, and Piccadilly. The A4 / M4 is also close by for the motorist.

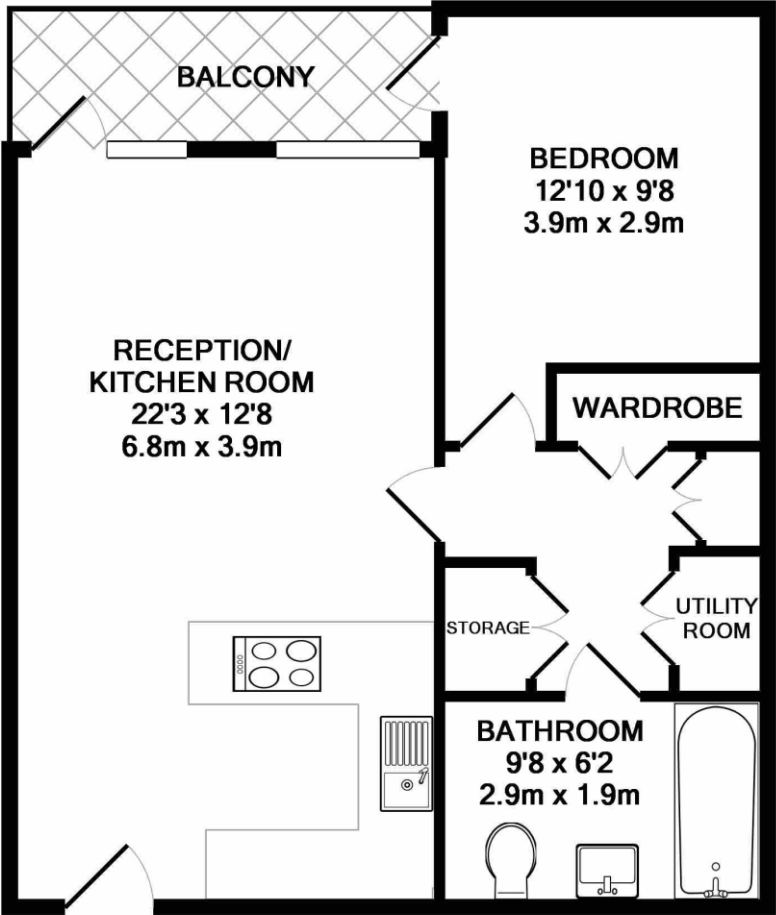




Property Features:

- One Bedroom
- One Bathroom
- 3rd Floor
- 566 Square Feet (Approx.)
- Balcony
- Comfort Cooling and Heating Throughout
- Luxury Finish
- 24-Hour Concierge Service, Communal Garden and Roof Top Terrace
- Hammersmith Underground Station (Zone 2)





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL APPROX. FLOOR AREA 566 SQ.FT. (52.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2018

Terms & Conditions:

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

Asking Price:	£625,000
Tenure:	Leasehold Expires 24/03/2016 Approximately 990 Years Remaining
Ground Rent:	£450.00 (per annum) Review Period: 10 Years Next: 2027
Service Charge:	£3,559.00 (per annum) for the year 2025
Anticipated Rent:	£2,600.00 pcm Approx. 5.0% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: KEN250180

T: 020 7938 3522

E: hammersmith.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

