



Faulkner House, Tierney Lane, Hammersmith, W6

Asking Price: £725,000

Benham
& Reeves

Faulkner House, Tierney Lane, Hammersmith, W6

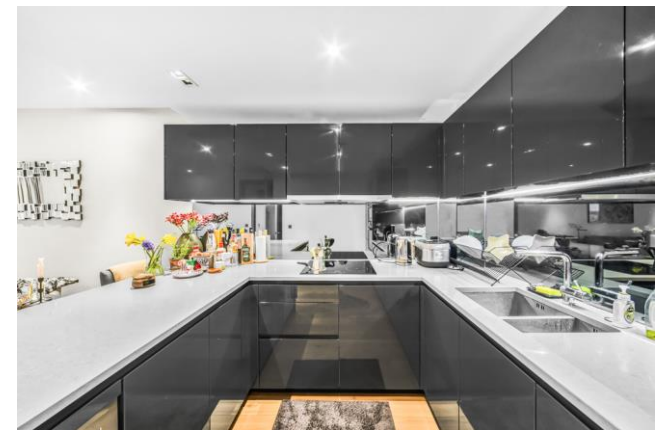
 1 Bedroom  1 Bathroom  Leasehold

*With Parking *

This bright and spacious one-bedroom apartment situated in the Fulham Reach development is positioned on the second floor of Faulkner House and spans approximately 707 square feet. Finished to a high specification, the apartment briefly comprises an open-plan reception room leading onto a private terrace with River Views. 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 underground right to park space, an 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.





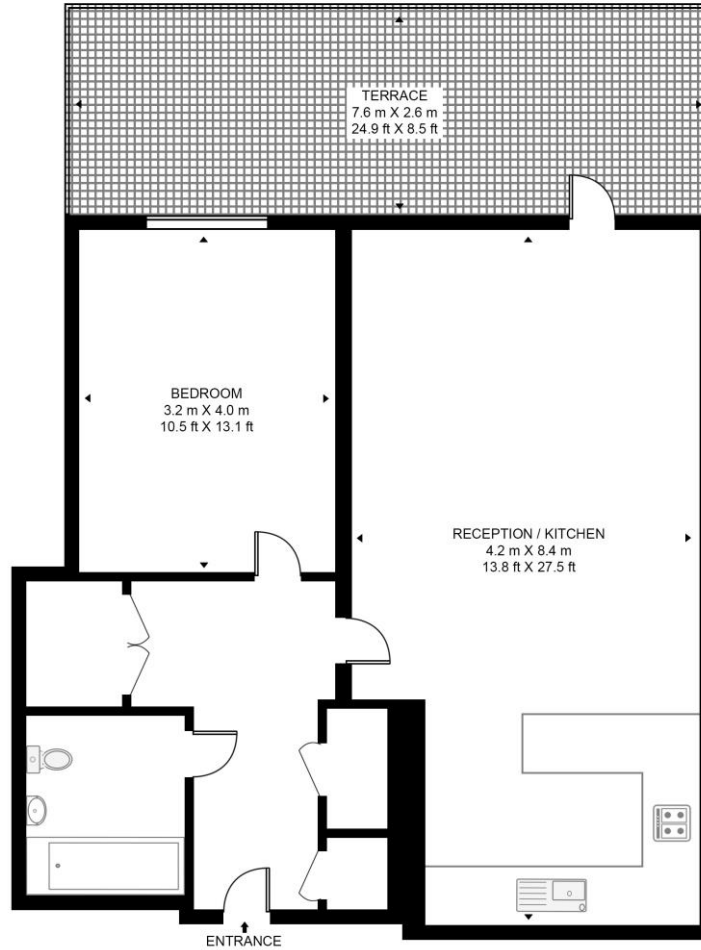
Property Features:

- *With Parking*
- One Bathroom
- One Bedroom
- First Floor
- Private West-facing Terrace
- 707 Square Feet (Approx.)
- Underground Right to Park
- 24 Hour Concierge
- Gym, Swimming Pool and Spa Facilities
- Hammersmith Station (Piccadilly Line, Zone 2)



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FAULKNER HOUSE, FULHAM REACH
 APPROXIMATE GROSS INTERNAL FLOOR AREA 707 SQ.FT (65.7 SQ.M)



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£725,000
Tenure:	Leasehold Expires 29/09/3010 Approximately 984 Years Remaining
Ground Rent:	£520.80 (per annum) Review Period: 10 years Next: 2031 Increase: By RPI for the relevant year
Service Charge:	£6,018.00 (per annum) For the year 2026
Anticipated Rent:	£3,000.00 pcm Approx. 5.0% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN250122

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