



Distillery Wharf, Regatta Lane, Fulham Reach, W6

Asking Price: £1,100,000

 Benham
& Reeves

Distillery Wharf, Regatta Lane, Fulham Reach, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A two bedroom, two bathroom apartment with two private balconies located in Distillery Wharf, Fulham Reach. Situated on the first floor, this bright and spacious apartment has been completed to a high specification and comprises an open-plan living area with a private balcony affording beautiful garden views, a fully fitted kitchen area, a primary bedroom with en-suite bathroom which leads to a second private balcony, a further double bedroom and a family three-piece bathroom suite.

Residents enjoy access to select private facilities including a state-of-the-art gymnasium, swimming pool, virtual golf, karaoke room, snooker room and cinema screening room with a friendly 24/7 concierge team as well as one Right To Park.

This stylish riverside apartment is perfectly positioned with excellent transport links. Four London Underground lines - Hammersmith & City, Circle, District and Piccadilly are all in close proximity. South Kensington is just an 8-minute train journey, and Knightsbridge is 11 minutes. For International travellers, Heathrow Airport can be reached within 30 minutes.

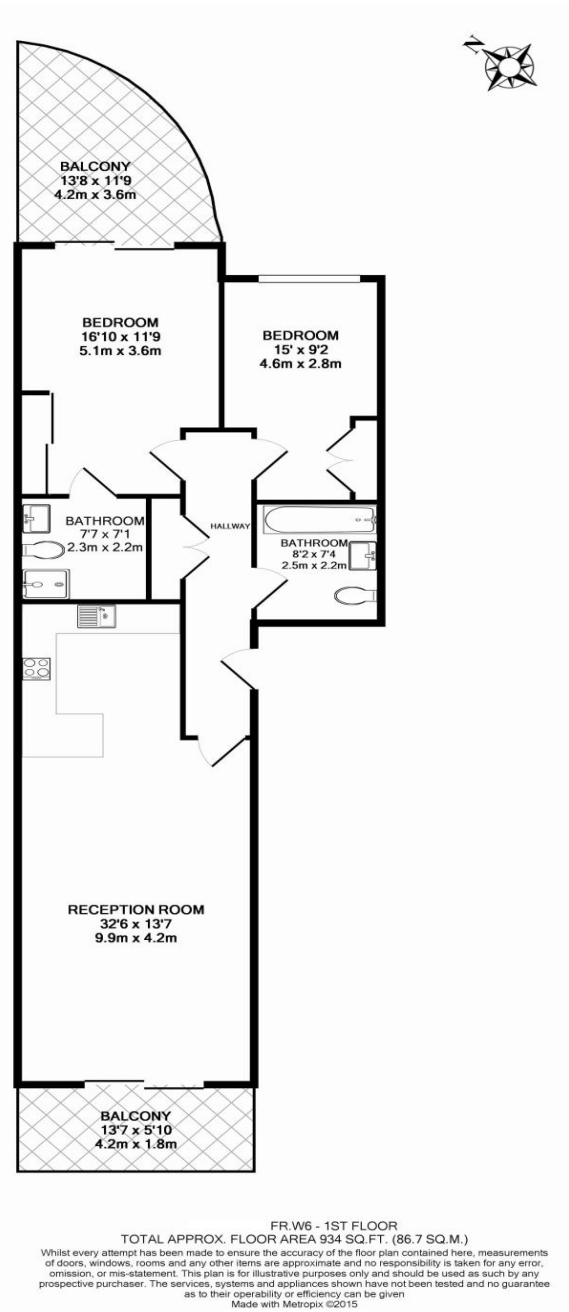




Property Features:

- Two Bedrooms
- Two Bathrooms
- 934 Square Feet (Approx.)
- First Floor
- Private Balcony with Garden View
- 24 Hour Concierge
- Gym, Spa and Swimming Pool
- Karaoke and Snooker Rooms
- Residents' Cinema
- Hammersmith Station (Zone 2)





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:	£1,100,000
Tenure:	Leasehold Expires 28/09/3010 Approximately 984 Years Remaining
Ground Rent:	£450.00 (per annum) Review Period: 20 years Next: 2031 Increase: 100%
Service Charge:	£9,423.31 (per annum) for the year 2026, including the car park service charge
Anticipated Rent:	£4,250.00 pcm Approx. 4.6% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: KEN260145

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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

