



Brunswick House, Parr's Way, Fulham Reach, W6

Offers in the region of: £999,000

 Benham
& Reeves

Brunswick House, Parr's Way, Fulham Reach, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A bright and spacious two bedroom apartment situated in the award-winning Fulham Reach development. This fabulous apartment spans approximately 994 square feet and is positioned on the fourth floor of Brunswick House.

The accommodation comprises an open-plan reception room with floor-to-ceiling doors leading to a private balcony. The kitchen is fully fitted with integrated appliances, and the main bedroom has fitted wardrobes and a marble en-suite bathroom. Further benefits include a second double bedroom with fitted wardrobes, hallway storage and a luxurious shared bathroom. This property also comes with secure underground parking.

Residents of the Fulham Reach development enjoy access to an array of amenities, including a 24-hour concierge, gym, swimming pool, wine cellar and golf simulator.

The property is a short distance from Hammersmith station (Zone 2), which is served by the Circle, Piccadilly, and Hammersmith and City lines.



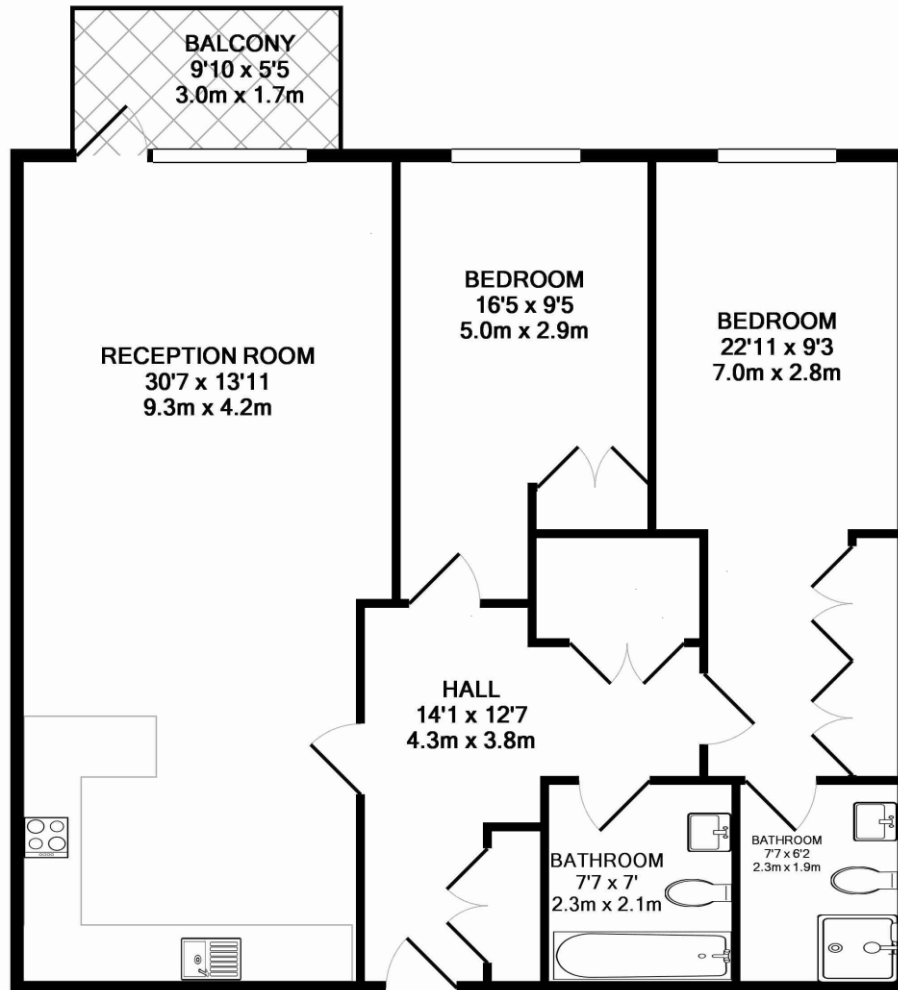


Property Features:

- Two Bedrooms
- Two Bathrooms
- 994 Square Feet Approx.
- 4th Floor
- Private balcony with river view
- 24-Hour Concierge
- Gym, Swimming Pool and Spa Facilities
- Secure Underground Parking
- Hammersmith Station (Piccadilly Line, Zone 2)



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TOTAL APPROX. FLOOR AREA 994 SQ.FT. (92.4 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 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.

Offers in the region of:	£999,000
Tenure:	Leasehold Expires 28/09/3010 Approximately 984 Years Remaining
Ground Rent:	£450.00 (per annum) Review Period: 20 years Next: 2031 Increase: Double
Service Charge:	£9,035.00 (per annum) for the year 2025
Anticipated Rent:	£4,150.00 pcm Approx. 4.7% Yield

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 it 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.

Viewings:

All viewings are by appointment only through our Hyde Park Office.

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