



Distillery Wharf, Chancellors Road, Fulham, W6

Asking Price: £1,250,000

Benham
& Reeves

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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A delightful, bright, and modern flat in Fulham Reach, one of the finest new riverside developments. Set on the second floor, the apartment offers 1,050 square feet (approx.) of contemporary living space comprising an open-plan reception room with floor-to-ceiling windows affording plenty of natural light and access to a private south-east-facing balcony. The kitchen features a fully integrated modern design with high-end appliances, a dining area, and a utility room. The main bedroom features built-in storage, an en-suite bathroom, and an additional private balcony offering views of the river. The second double bedroom also has built-in storage. The apartment further benefits from air conditioning, underfloor heating, an extra storage cupboard in the hallway, wooden flooring in the reception room and hallway and carpets in the bedrooms for added comfort. Underground right to park space is also included.

Residents are also invited to be part of a private members' club, which grants access to an array of exclusive facilities, including a gym, spa, wine cellar, golf simulator, snooker room, and cinema room.

Distillery Wharf is perfectly situated within walking distance of the amenities of Hammersmith Broadway and Hammersmith Underground station, which is served by the District, Circle, Piccadilly and Hammersmith & City lines. Excellent transport links provide easy access to businesses, shops, entertainment, and airports throughout London.



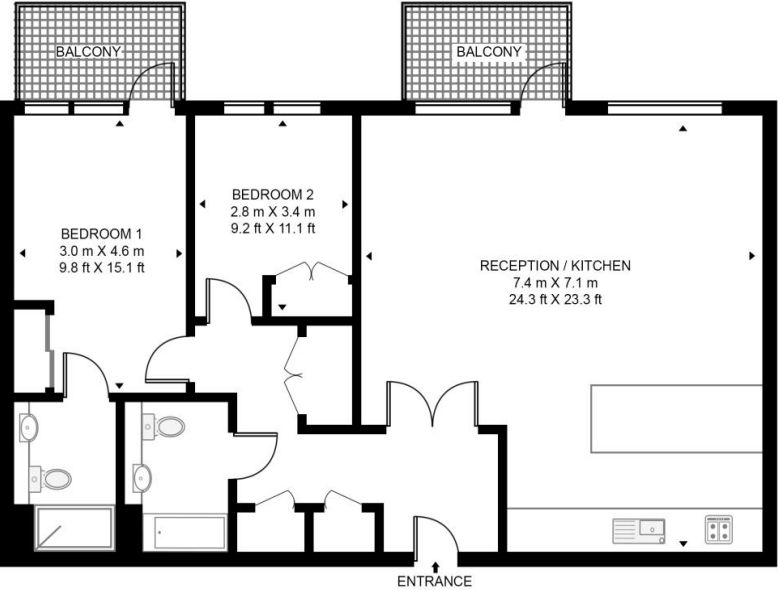


Property Features:

- Two Bedrooms
- Two Bathrooms
- Second Floor
- Right to Park
- 1050 Square Feet (Approx.)
- Two Private South-East Facing Balconies
- 24-Hour Concierge
- Gym, Swimming Pool and Spa Facilities
- Hammersmith Station (Piccadilly Line, Zone 2)



DISTILLERY WHARF
APPROXIMATE GROSS INTERNAL FLOOR AREA 1050 SQ.FT (97.6 SQ.M)



SECOND FLOOR

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.

Asking Price:	£1,250,000
Tenure:	Leasehold Expires 28/09/3010 Approximately 984 Years Remaining
Ground Rent:	£500.00 (per annum) Review Period: 20 years Next: 2031 Increase: Double
Service Charge:	£10,000.00 (per annum) For the year 2026
Anticipated Rent:	£4,000.00 pcm Approx. 3.8% 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 Hammersmith Office.

Our reference: BEA210028

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