



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

Offers In Excess Of: £900,000

Benham & Reeves

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

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the seventh floor of Brunswick House, Fulham Reach and spanning approximately 834 square feet, is this two bedroom, two bathroom apartment.

The accommodation comprises an open-plan reception room leading to a private balcony via floor-to-ceiling doors. There is a fully fitted kitchen with integrated appliances, and the main bedroom features fitted wardrobes and a marble en-suite bathroom. The property benefits from a luxury finish, storage throughout and parking.

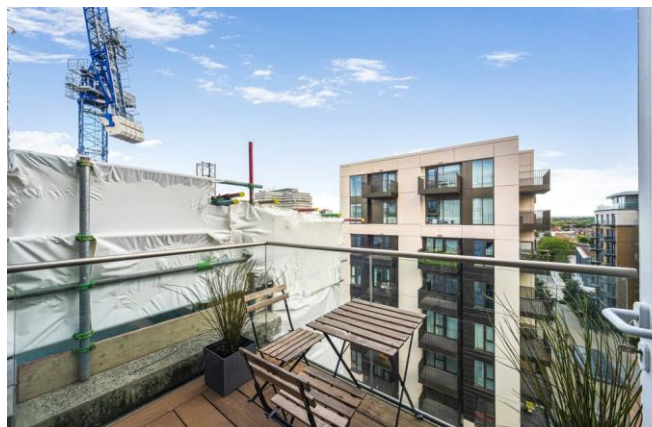
Residents of the Fulham Reach development enjoy access to an array of amenities, including a 24-hour concierge, gym, swimming pool, wine cellar and golf simulator. The property is a short distance from Hammersmith station (Zone 2), which is served by the Circle line, Piccadilly line and Hammersmith and City line.





## Property Features:

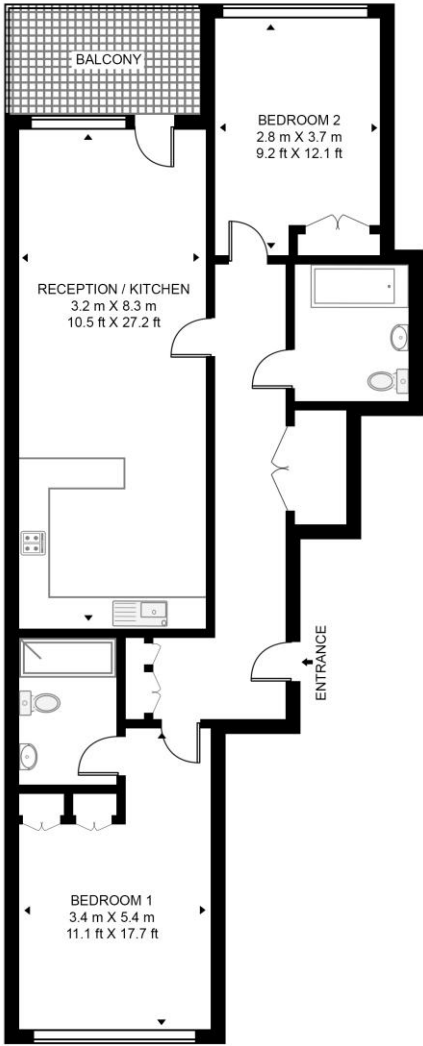
- Two Bedrooms
- Two Bathrooms
- 834 Square Feet (Approx.)
- Parking
- 7th Floor
- Private Balcony
- 24-Hour Concierge
- Gym, Swimming Pool and Spa Facilities
- Hammersmith Station (Piccadilly Line, Zone 2)



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**BRUNSWICK HOUSE, FULHAM REACH**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 834 SQ.FT (77.5 SQ.M)



SEVENTH FLOOR

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
 WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

## Terms & Conditions:

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

Offers In Excess Of: £900,000

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: £8,306.40 (per annum) for the year 2026

Anticipated Rent: £3,800.00 pcm  
Approx. 5.1% Yield

## Viewings:

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

Our reference: NIN250203

T: 020 7402 9866

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W: [www.benhams.com](http://www.benhams.com)

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