



Lancaster House, Beadon Road, Hammersmith, W6

Asking Price: £795,000

 Benham
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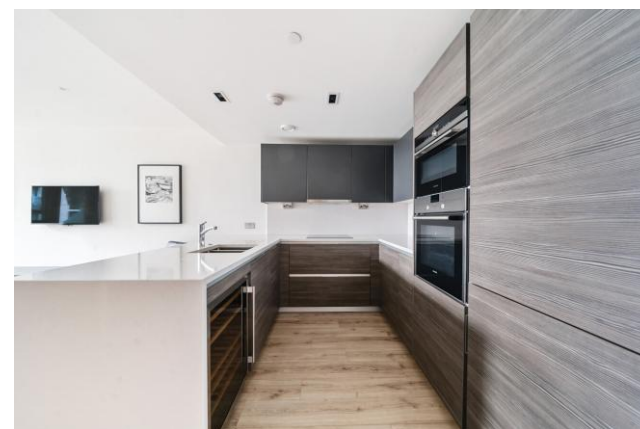
Lancaster House, Beadon Road, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Share of Freehold

A two bedroom apartment situated on the seventh floor of Lancaster House, within the highly sought-after development Sovereign Court - within walking distance of Hammersmith underground station. The apartment is approximately 785 square feet internally.

The apartment comprises an open-plan reception room with floor-to-ceiling windows affording lots of natural light and opening onto a private balcony overlooking the manicured communal gardens. Dining area, a fully fitted modern kitchen with stone worktop and integrated appliances. There is a spacious main bedroom with built-in storage space and a contemporary en-suite double walk-in shower room, second double bedroom and a very good size family bathroom. Other benefits include two wall mounted TVs included, smart home automation system, air conditioning, underfloor heating, air ventilation system, wood flooring in the reception room and quality carpets in the bedrooms.

The development benefits from a 24-hour concierge, residents' gym and communal gardens. The property is ideally located within walking distance of Hammersmith underground station, which is serviced by the Circle, District, Piccadilly and Hammersmith and City lines.



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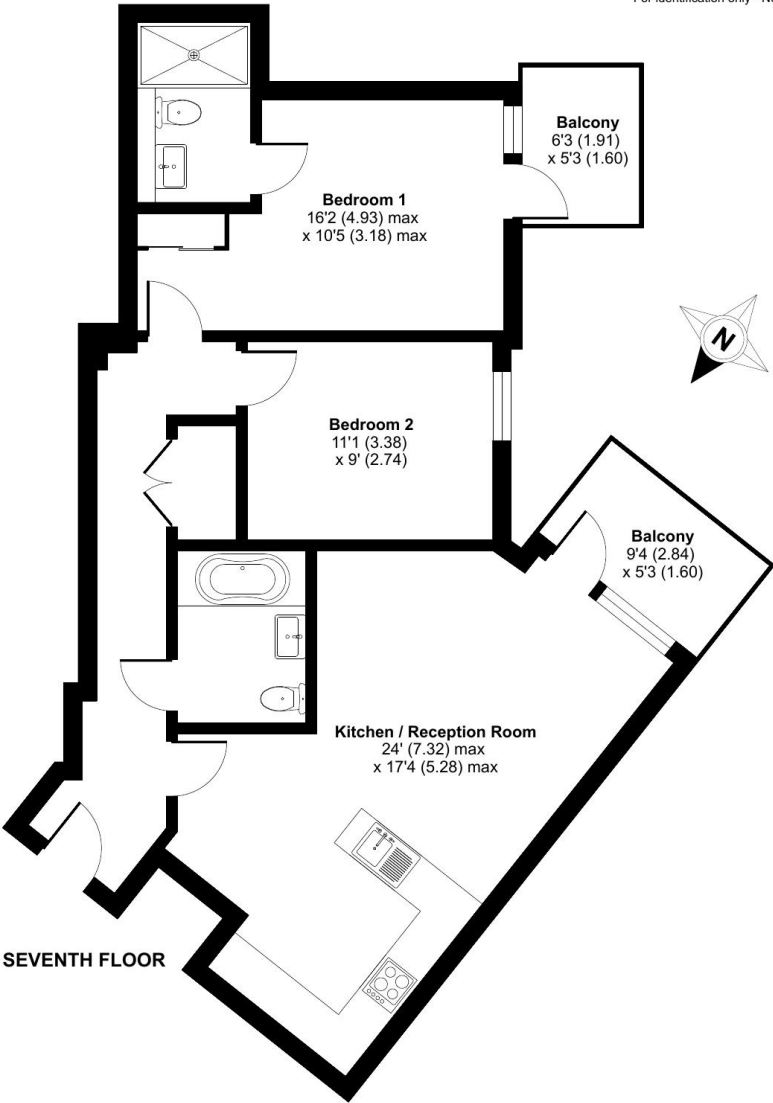
Property Features:

- 2 Bedrooms
- 2 Bathrooms
- 2 Balconies
- 785 Square Feet (Approx.)
- Concierge / Gym / Communal Gardens
- Fourth Floor
- Hammersmith Station (Zone 2)
- Modern And Luxurious Development



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Approximate Area = 785 sq ft / 72.9 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

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

Asking Price:	£795,000
Tenure:	Share of Freehold Expires 01/01/3013 Approximately 987 Years Remaining
Ground Rent:	£275.00 (per annum) Review period: 20 Years Next Review: 2034
Service Charge:	£4,738.00 (per annum) For the year 2025
Anticipated Rent:	£3,100.00 pcm Approx. 4.7 % Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: ACC220001

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