



Matcham House, Glenthorne Road, Hammersmith, W6

Asking Price: £1,150,000

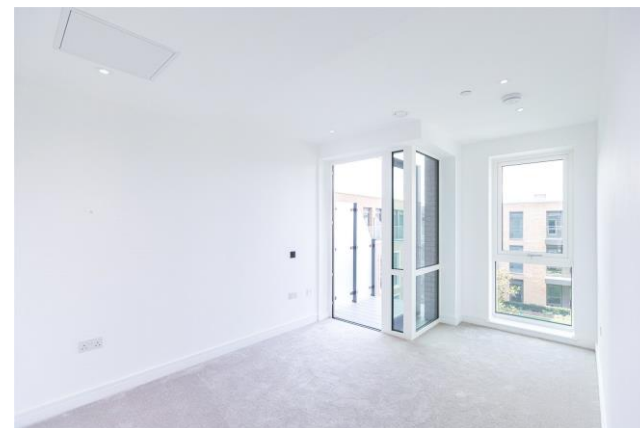
 Benham
& Reeves

Matcham House, Glenthorne Road, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the third floor of Matcham House, Sovereign Court is this bigger than average luxurious two bedroom, two bathroom apartment, spanning an approximate 889 square feet. This spacious apartment comprises an open-plan reception room leading onto a private balcony via floor to ceiling doors. There is a fully equipped kitchen with high specification integrated appliances and principal bedroom with fitted wardrobes, marble en-suite bathroom and access to a private balcony. There is a second double bedroom, a family bathroom and ample storage. The property also benefits from a luxury finish, wooden flooring, air conditioning and storage throughout.

Sovereign Court benefits from a 24-hour concierge, residents' gymnasium, lift, communal gardens and is ideally located within walking distance of an array of restaurants, bars and shops and within walking distance of Hammersmith underground station, which is serviced by the Circle, District, Piccadilly and Hammersmith and City lines.



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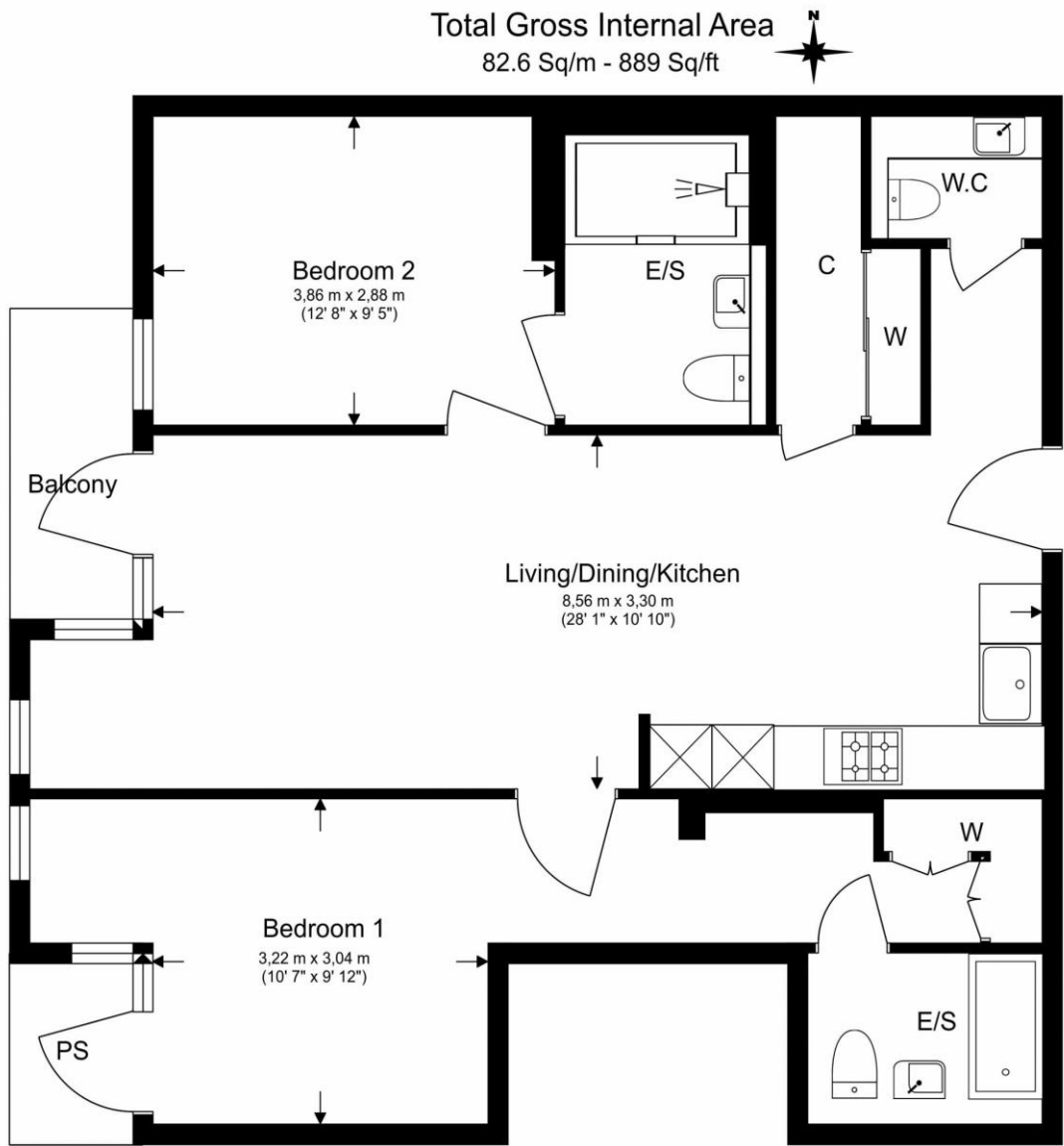


Property Features:

- Two Bedrooms
- Two Bathrooms
- Third Floor
- 889 Square Feet (Approx.)
- Private South Facing Balcony
- Larger Than Average
- 24 Hour Concierge and Residents' Gym
- Hammersmith Underground Station (Piccadilly Line, Zone 2)



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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:	£1,150,000
Tenure:	Leasehold Expires 01/01/3013 Approximately 989 Years Remaining
Ground Rent:	£600 (per annum) For the year 2023
Service Charge:	£4351.42 (per annum) July 2023 - July 2024
Anticipated Rent:	£3,120pcm Approx. 3.3 % Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: CHN230008

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