



## Faulkner House, Tierney Lane, Hammersmith, W6

Asking Price: £1,200,000

 Benham  
& Reeves



# Faulkner House, Tierney Lane, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This beautifully presented two bedroom, two bathroom apartment offers a spacious and comfortable living space, covering an approximate 930 square feet of accommodation. The apartment features an open-plan living area that seamlessly connects to a private balcony and a fully equipped kitchen with high-quality integrated appliances.

The main bedroom is thoughtfully designed and has a fitted wardrobe, providing ample storage space and boasts a generous en-suite bathroom. The second bedroom also includes a fitted wardrobe and offers easy access to an additional family bathroom located off the hallway.

Residents of the prestigious Fulham Reach development enjoy an array of upscale amenities, including a 24-hour concierge service, private fitness centre, swimming pool, soothing sauna, treatment room and even a wine cellar.

Conveniently located within easy reach of Central London, this prime location also offers an abundance of shops, bars, and restaurants. Moreover, Hammersmith Underground station (Zone 3), with access to the Circle, District, Piccadilly, and Hammersmith & City lines, is just a short walk away, providing excellent connectivity to the heart of the city. This exclusive apartment presents a rare opportunity to indulge in an unparalleled riverside lifestyle, wrapped in luxury, comfort, and convenience.



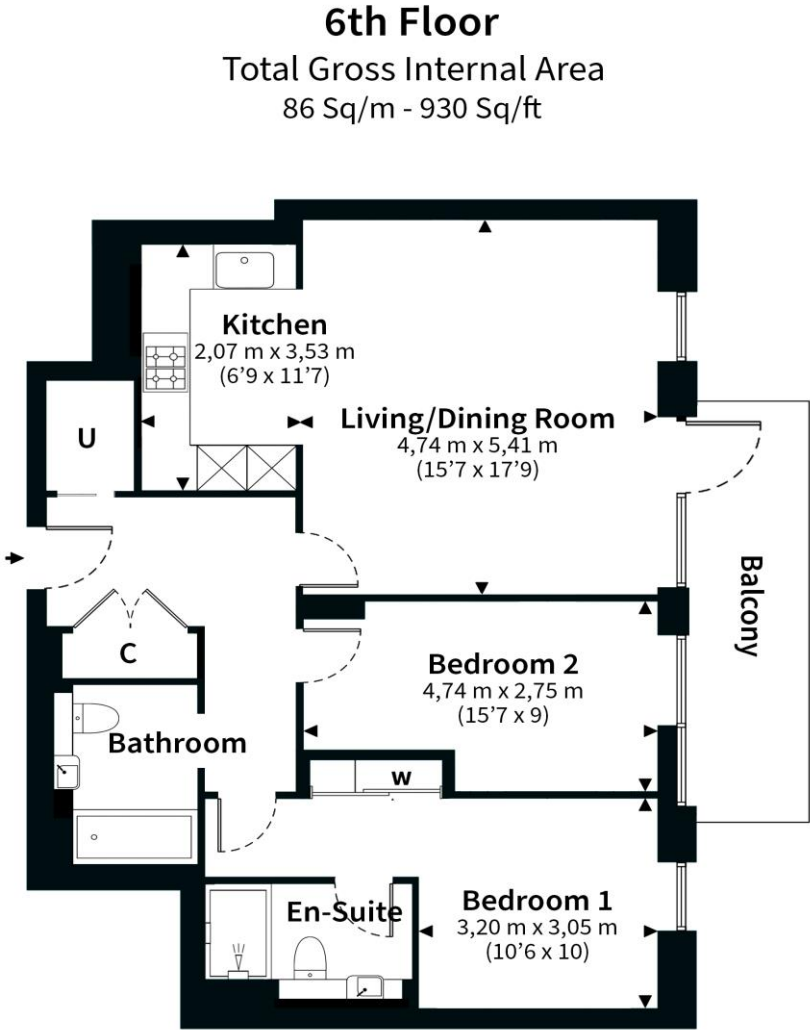
# Faulkner House, Tierney Lane, Hammersmith, W6



## Property Features:

- Two Bedrooms
- Two Bathrooms
- 930 Square Feet (Approx.)
- 6th Floor
- Private Balcony with River View
- Built-In Storage Throughout
- Virtual Golf and Cinema Screening Rooms
- Hammersmith Underground Station (0.4 miles)





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	86	86
(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:	£1,200,000
Tenure:	Leasehold Expires 28/09/3010 Approximately 986 Years Remaining
Ground Rent:	£550.00 (per annum) Review period: 21 years Next: 2032 Increase: RPI for the relevant year
Service Charge:	£6,414.00 (per annum) for the year 2024
Anticipated Rent:	£3,800.00 pcm Approx. 3.8 % Yield

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: CHN240009

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