



# Faulkner House, Tierney Lane, Hammersmith, W6

Asking Price: £1,250,000

 Benham  
& Reeves

# Faulkner House, Tierney Lane, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A superb first floor, river facing two bedroom apartment with a south-west facing balcony. This luxurious apartment spans an impressive 1,068 square feet (approx.) and comprises an open plan living area with river and garden views from the private balcony and has a fully fitted kitchen area with integrated appliances. Both bedrooms include fitted wardrobes and both have ensuite bathrooms. Additionally, there is a separate WC and built in storage located in the hallway, AC/ Heating throughout.

Residents enjoy access to select private facilities including state of the art gymnasium, swimming pool, virtual golf, wine storage, cinema screening room and a dedicated 24 hour concierge service.

Fulham Reach has excellent transport links with four London Underground lines - Hammersmith & City, Circle, District and Piccadilly are all a few minutes' walk. South Kensington is just an 8-minute journey and Knightsbridge 11 minutes. For International travellers, Heathrow Airport can be reached within 30 minutes.







## Property Features:

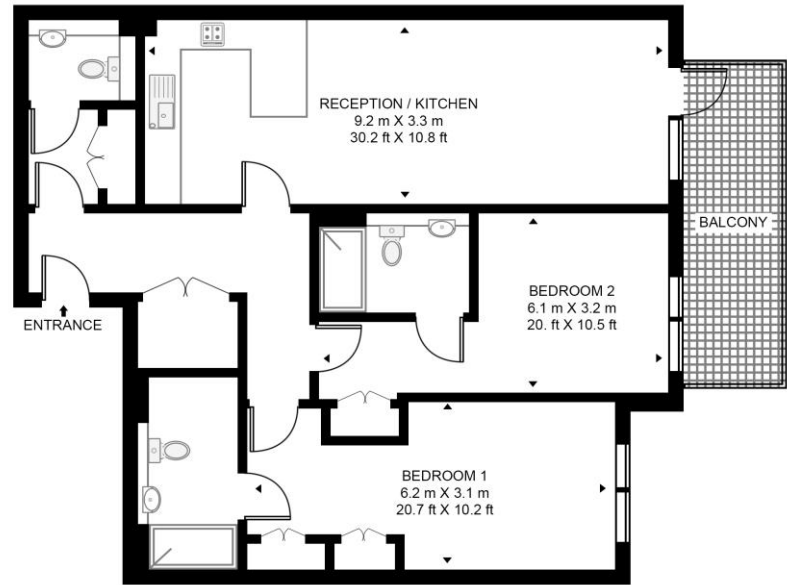
- 2 Bedrooms
- 2 Bathrooms
- 1st Floor
- Balcony
- River and Garden View
- 1068 Square Feet (Approx)
- Separate WC
- Built-In Storage Throughout
- Virtual Golf and Cinema Screening Rooms
- Hammersmith Underground Station (Zone 2)




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FAULKNER HOUSE, FULHAM REACH  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1068 SQ.FT (99.2 SQ.M)



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	89
(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 	

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.

## 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 985 Years Remaining
Ground Rent:	£716.00 (per annum) Review period: 10 years Next: 2031 Increase: By RPI for the relevant year
Service Charge:	£8,000.00 (per annum) for the year 2024
Anticipated Rent:	£4,000.00 pcm Approx. 3.8 % Yield

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: EAL240007

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