



ES ON BROWNFIELD URBAN
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FULHAM
REACH

Holland House, Parris Way, Hammersmith, W6

Asking Price: £1,100,000



Holland House, Parrs Way, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

* With Parking*

This superb two bedroom, two bathroom apartment spanning an approximate 908 square feet of accommodation is positioned in the brand new building, Holland House. This exceptional apartment is beautifully presented throughout and benefits from a bright, open aspect with an abundance of natural light. Accommodation comprises a spacious open-plan reception/dining room with a fully fitted, integrated kitchen with Siemens appliances and plenty of storage. This airy space leads onto a private balcony. Both bedrooms are generously sized and equipped with luxurious built-in wardrobes. The principal bedroom benefits from a beautifully appointed en-suite shower room, and the second bedroom enjoys use of a separate guest bathroom.

The apartment also features underground right to park space, air conditioning, underfloor heating, an extra storage cupboard in the hallway, wooden flooring in the reception room and hallway and carpets in the bedrooms for added comfort.

Residents are also invited to be a part of a private members club which grants access to an array of exclusive facilities, including a gym, spa, swimming pool, wine cellar, golf simulator, snooker room and cinema room. There is also a dedicated concierge service.

Fulham Reach is perfectly situated within walking distance of the amenities of Hammersmith Broadway and Hammersmith Underground station, which is served by the District, Circle, Piccadilly and Hammersmith & City lines. Excellent transport links provide easy access to businesses, shops, entertainment, and airports throughout London.





Property Features:

- Two Bedrooms
- Two Bathrooms
- 908 Square Feet (Approx.)
- First Floor
- Private Balcony
- Underground Right to Park Space
- Gymnasium, Spa, Swimming Pool
- Wine Cellar, Golf Simulator, Snooker Room and Cinema Room
- Hammersmith Broadway and Underground Station (Zone 2)

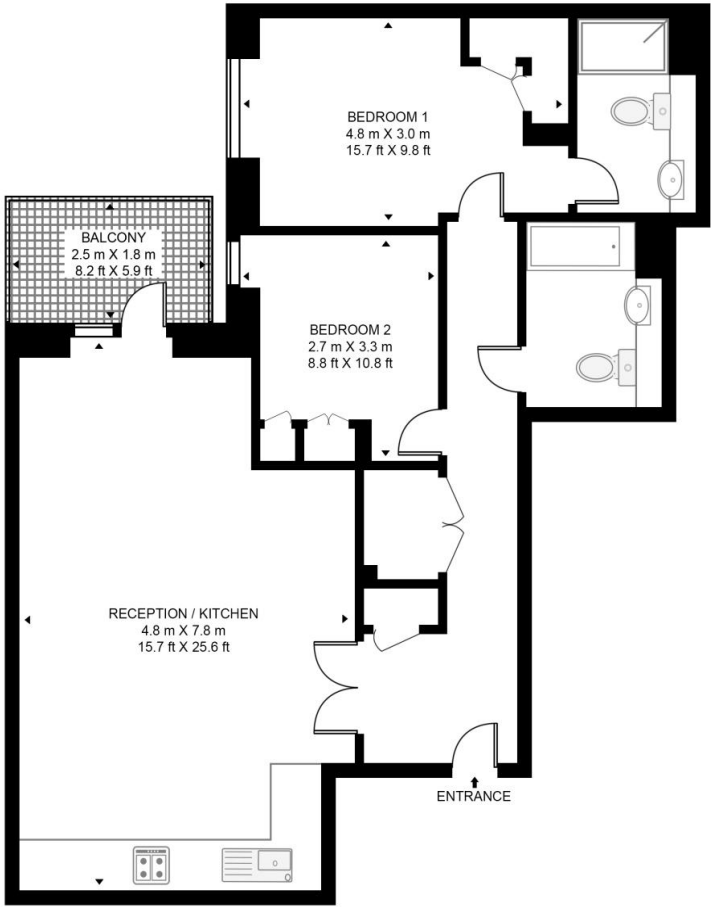


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HOLLAND HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA 908 SQ.FT (84.4 SQ.M)



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 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.
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Terms & Conditions:

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Asking Price:	£1,100,000
Tenure:	Leasehold Expires 29/09/3010 Approximately 984 Years Remaining
Ground Rent:	Nil
Service Charge:	£7,150.00 (per annum) For the year 2026
Anticipated Rent:	£4,000.00 pcm Approx. 4.4% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: HMM260094

T: 020 8600 0960

E: hammersmith@benhams.com

W: www.benhams.com

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