



Faulkner House, Tierney Lane, Hammersmith, W6

Asking Price: £999,999

Benham
& Reeves

Faulkner House, Tierney Lane, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This beautifully presented two bedroom, two bathroom apartment offers approximately 904 square feet of spacious and comfortable living space. 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, has a fitted wardrobe providing ample storage, 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 in the hallway.

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

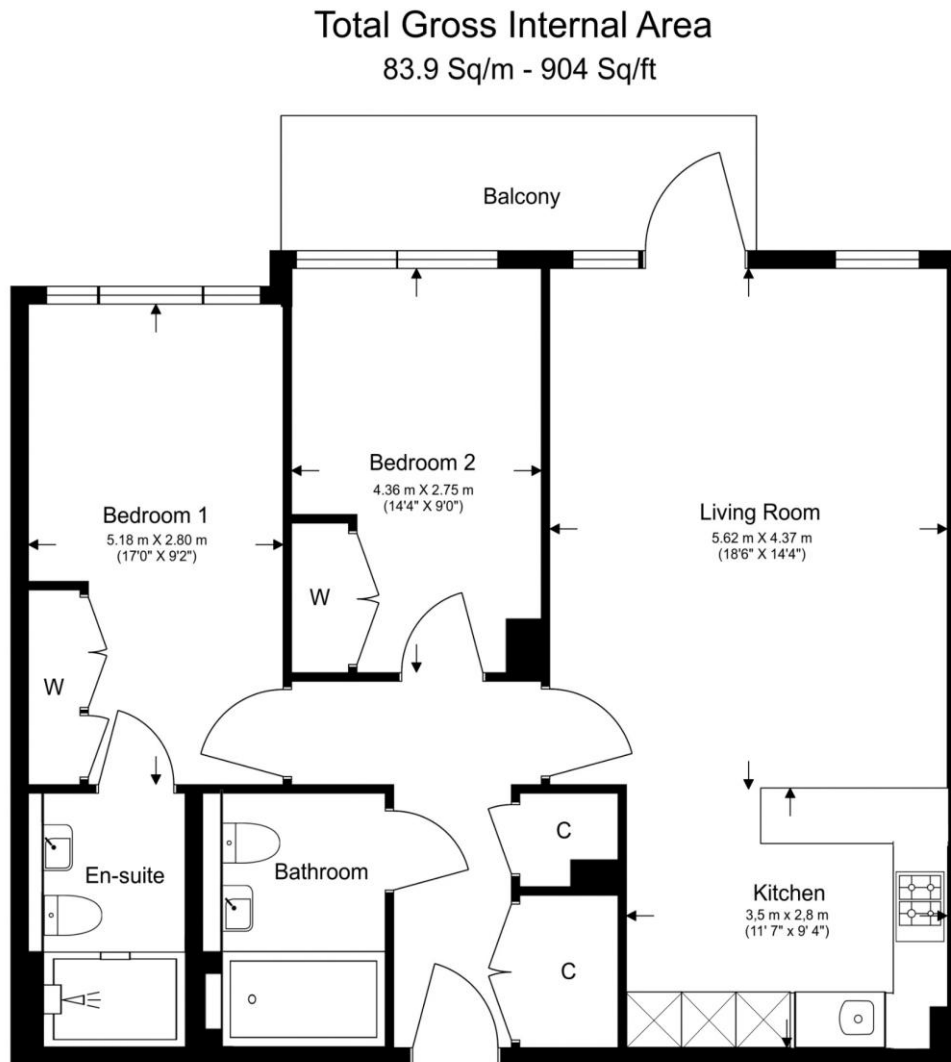




Property Features:

- Two Bedrooms
- Two Bathrooms
- 904 Square Feet
- 5th Floor
- Private balcony with river view
- Built-In Storage Throughout
- Virtual Golf and Cinema Screening Rooms
- Hammersmith Underground Station (0.4 miles)





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	

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.

Terms & Conditions:

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

Asking Price:	£999,999
Tenure:	Leasehold Expires 29/09/3010 Approximately 984 Years Remaining
Ground Rent:	£716.10 (per annum) Review Period: 10 years Next: 2031 Increase: By PRI for the relevant year
Service Charge:	£7,598.64 (per annum) to June 2026
Anticipated Rent:	£4,000 pcm Approx. 4.8 % Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

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