



# Lancaster House, Beadon Road, Hammersmith, W6

Asking Price: £890,000

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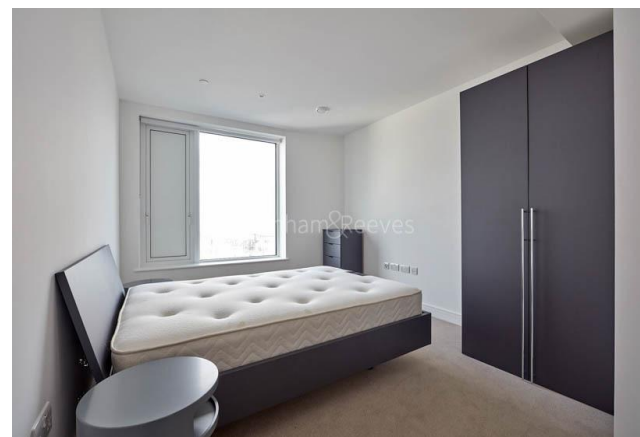
# Lancaster House, Beadon Road, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning approximately 929 square feet is this two bedroom apartment situated on the sixth floor of Lancaster House, within the highly sought-after development Sovereign Court.

The apartment comprises an open-plan reception room with floor-to-ceiling windows affording lots of natural light and opening onto a private balcony overlooking the manicured communal gardens. Dining area, a fully fitted modern kitchen with stone worktop and integrated appliances. There is a spacious main bedroom with built-in storage space and a contemporary en-suite double walk-in shower room, second double bedroom and a very good size family bathroom. Other benefits include two wall mounted TVs included, smart home automation system, air conditioning, underfloor heating, air ventilation system, wood flooring in the reception room and quality carpets in the bedrooms.

The development benefits from a 24-hour concierge, residents' gym and communal gardens. The property is ideally located within walking distance of Hammersmith underground station, which is serviced by the Circle, District, Piccadilly and Hammersmith and City lines.



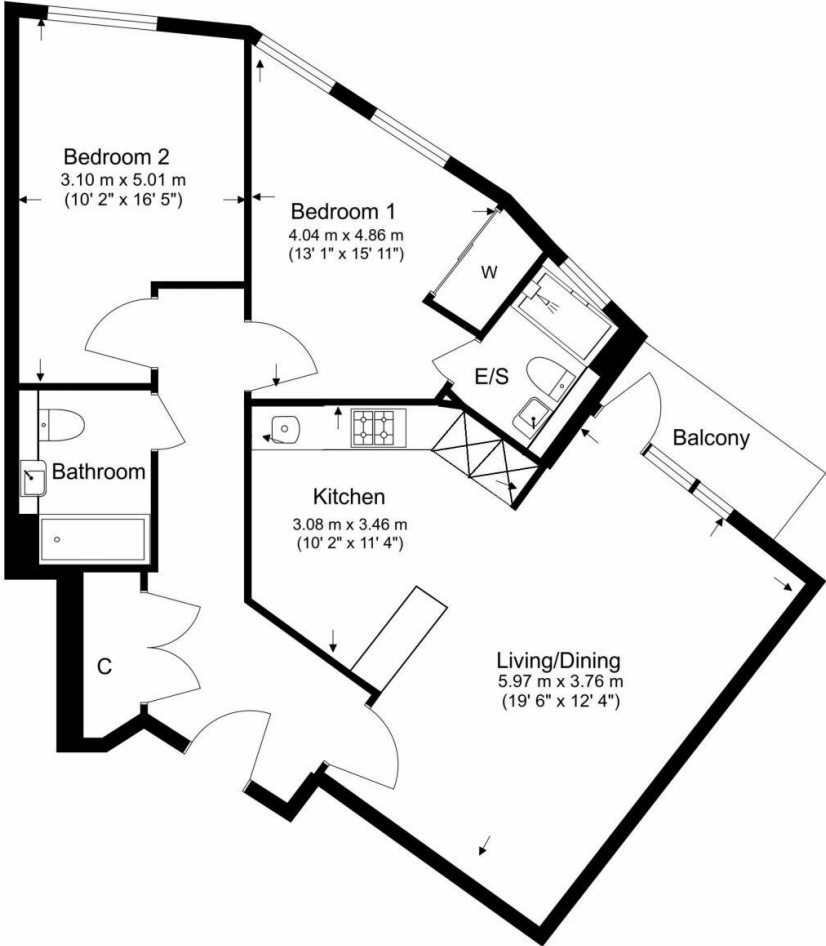


## Property Features:

- Two Bedrooms
- Two Bathrooms
- 929 Square Feet (Approx.)
- Sixth floor
- Concierge / Gym / Communal Gardens
- Modern And Luxurious Development
- Hammersmith Station (Zone 2)



Total Gross Internal Area  
86.3 Sq/m - 929 Sq/ft



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		



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:	£890,000
Tenure:	Leasehold Expires 01/01/3013 Approximately 986 Years Remaining
Ground Rent:	£300.00 (per annum) Review Period: 20 years Next: 2034
Service Charge:	£5,713.12 (per annum) to June 2026
Anticipated Rent:	£3,700.00 pcm Approx. 5% Yield

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

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