



# Serene House, Vinery Way, Hammersmith, W6

Asking Price: £1,000,000

 Benham  
& Reeves

# Serene House, Vinery Way, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This brand-new apartment at Vinery Way offers a rare opportunity to own a high-specification home within a secure, gated development. Spanning approximately 1,035 square feet, the property has been engineered to an exacting standard, prioritising sleek modern aesthetics and premium comfort. The interior is defined by high-end materials, from the elegant herringbone flooring that flows throughout the living spaces to the expansive windows that ensure the entire apartment is bathed in natural light.

The heart of the home is a meticulously designed open-plan living and dining area, perfectly complemented by a designer kitchen equipped with a full suite of integrated Miele appliances. This property offers the full benefits of a new-build infrastructure, including a zoned underfloor heating system and integrated air conditioning for year-round climate control. The bathrooms are equally impressive, finished with high-spec stone and contemporary fixtures to create a spa-like atmosphere.

Set within a gated community, the property includes a concierge and a secure underground parking space, offering a rare combination of security and high-end aesthetics in West London.

Nestled in the heart of Brackenbury Village, this property is within easy reach of sought-after schools both public and private, as well as excellent local shops and restaurants. The property has good transport links to Goldhawk Road (Circle, Hammersmith & City lines), approximately 0.33 miles; Ravenscourt Park (District Line), approximately 0.6 miles; and Hammersmith, approximately 0.72 miles. (Piccadilly & District Line). There is also a good network of buses servicing central London.





## Property Features:

- Underground Allocated Parking
- Two Bedrooms
- Two Bathrooms
- 1,035 Square Feet (Approx.)
- Integrated Air Conditioning & Underfloor Heating
- Miele Integrated Appliances
- Concierge Services
- Goldhawk Road, (Circle, Hammersmith & City lines) 0.33 miles

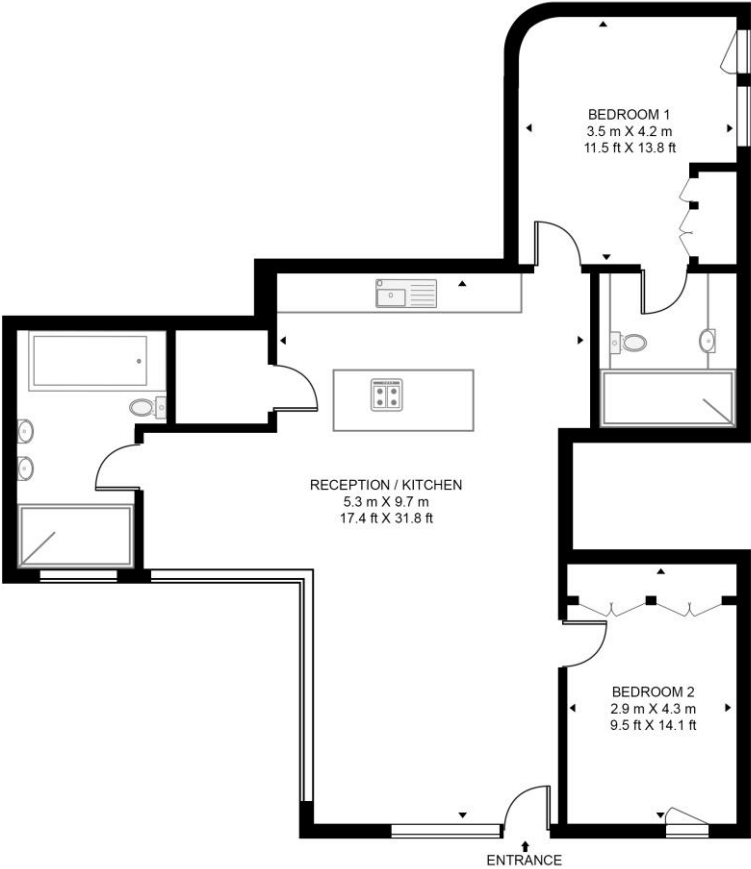


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## SERENE HOUSE, 26 VINERY WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1035 SQ.FT (96.2 SQ.M)



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 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.

## Terms & Conditions:

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

Asking Price:	£1,000,000
Tenure:	Leasehold Expires 28/03/2018 Approximately 991 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£1,500.00 (per annum) For the year 2026
Anticipated Rent:	£4,000.00 pcm Approx. 4.8% Yield

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

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