



Distillery Wharf, Parr's Way, Hammersmith, W6

Asking Price: £1,250,000

 Benham
& Reeves

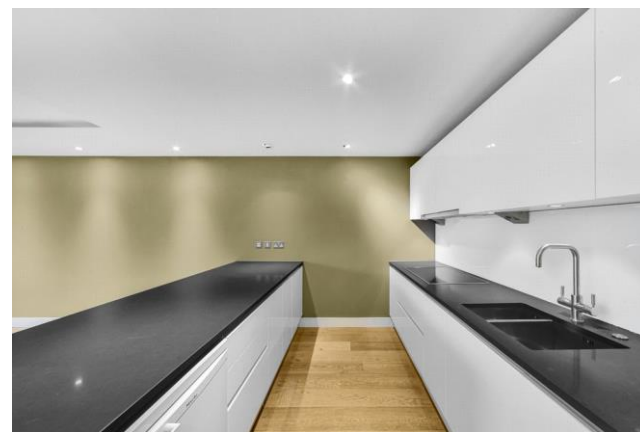
Distillery Wharf, Parr's Way, Hammersmith, W6

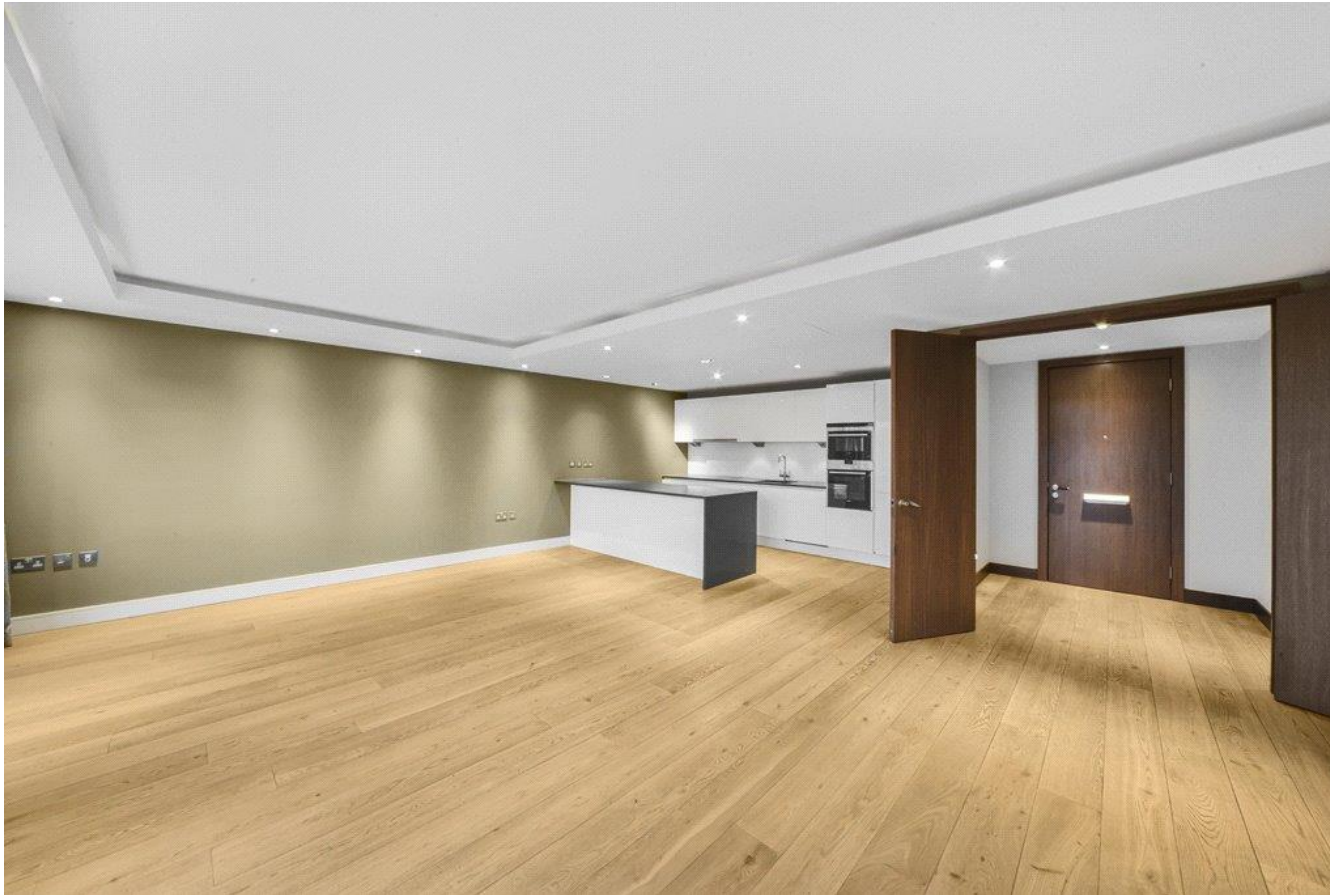
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A delightful, bright and modern flat in Fulham Reach, one of the finest riverside developments. Set on the sixth floor, the apartment offers 1,047 square feet (approx.) of contemporary living space comprising an open-plan reception room with floor-to-ceiling windows affording plenty of natural light and access to a private balcony with river views. There is a fully integrated modern kitchen with high end appliances, dining area and utility room. The main bedroom benefits from built-in storage and a fully tiled en-suite bathroom. The further double bedroom also benefits from built-in storage. The apartment also features 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 you access to an array of exclusive facilities, including a gym, spa, wine cellar, golf simulator, snooker room and cinema room. A right to park in the development's secure underground car park is included.

Distillery Wharf 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 business, shops, entertainment and airports all over London.



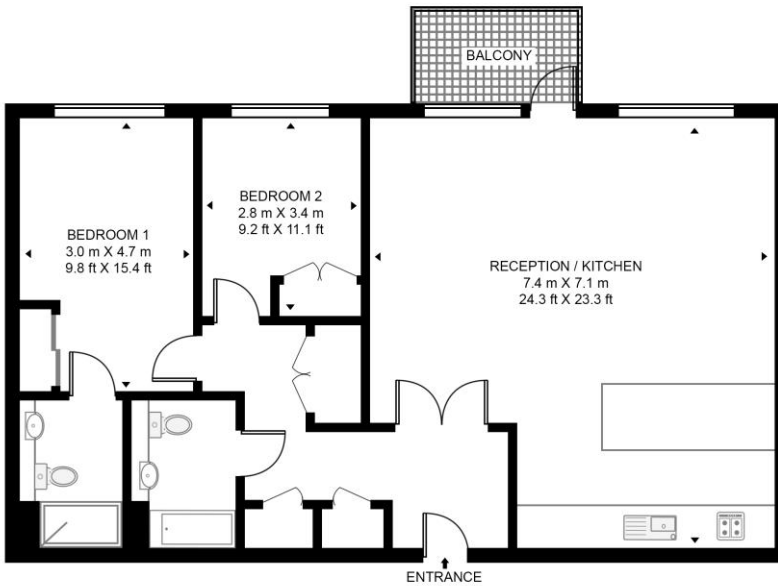


Property Features:

- Two Bedrooms
- Two Bathrooms
- 6th Floor
- 1047 Square Feet (Approx.)
- Balcony with River Facing
- Underground Right to Park
- Gym, Spa, Wine Cellar, Golf Simulator, Snooker Room and Cinema Room
- Hammersmith Broadway and Underground Station (Zone 2)



DISTILLERY WHARF, FULHAM REACH
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1043 SQ.FT (96.9 SQ.M)



SIXTH FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(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	

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: £450.00 (per annum)
Review period: 20 years
Next: 2031
Increase: Double

Service Charge: £9,790.83 (per annum) from July 2025 to June 2026

Anticipated Rent: £4,000.00 pcm
Approx. 3.8% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN210013

T: 020 3282 3700

E: hammersmith.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

