



Marquis House, Beadon Road, Hammersmith, W6

Asking Price: £880,000



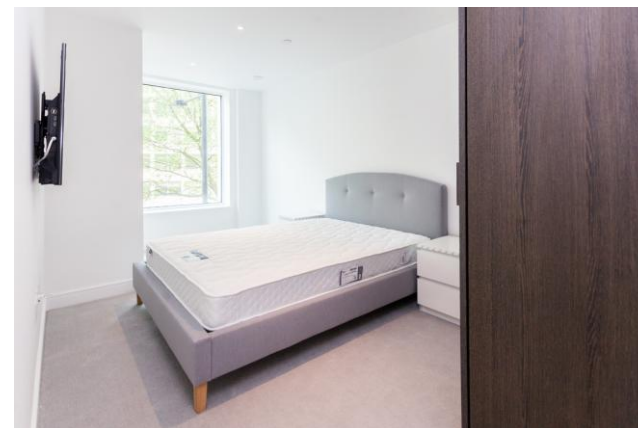
Marquis House, Beadon Road, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Located on a contemporary block, this spacious apartment (Circa 1,290 square feet) features a roomy open-plan reception room that extends out to a spacious south-facing balcony, providing a perfect, serene spot to unwind. Inside, the living space features a tasteful brown-and-white colour scheme. The kitchen gleams with sleek marble surfaces, while the generously sized rooms, especially the light-filled beige and light grey bedroom, offer a peaceful retreat. The bathrooms, featuring elegant marble, add a touch of luxury to the home. The bedrooms, flooded with natural light from large windows, create a peaceful sanctuary to wake up in each morning. The air conditioning system ensures a consistently cool, comforting environment, enhancing the tranquillity of the flat.

Sovereign Court itself offers an array of amenities, including a concierge, lift access, and a fully equipped fitness studio, elevating this flat into a true urban sanctuary.

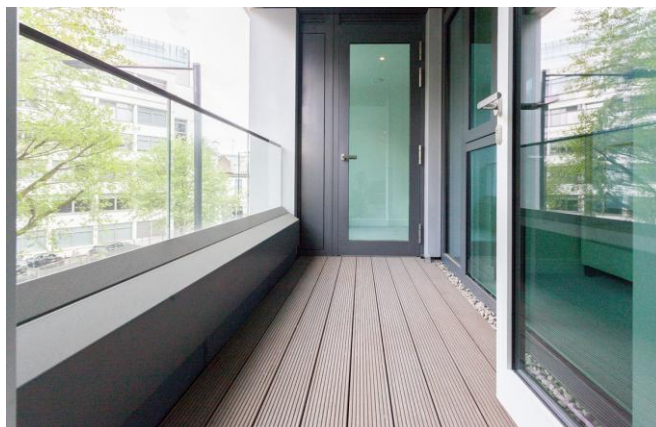
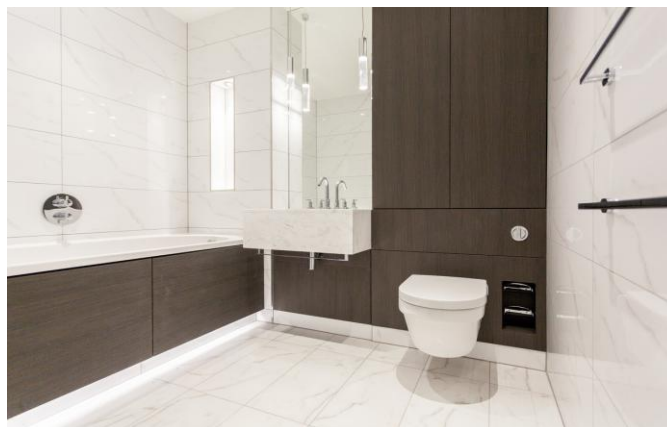
Located just moments away from Hammersmith's vibrant centre, just 0.1 miles from the tube station and with easy access to other transport links, shops, and eateries, this home offers both peace and convenience in one of London's most desirable locations.



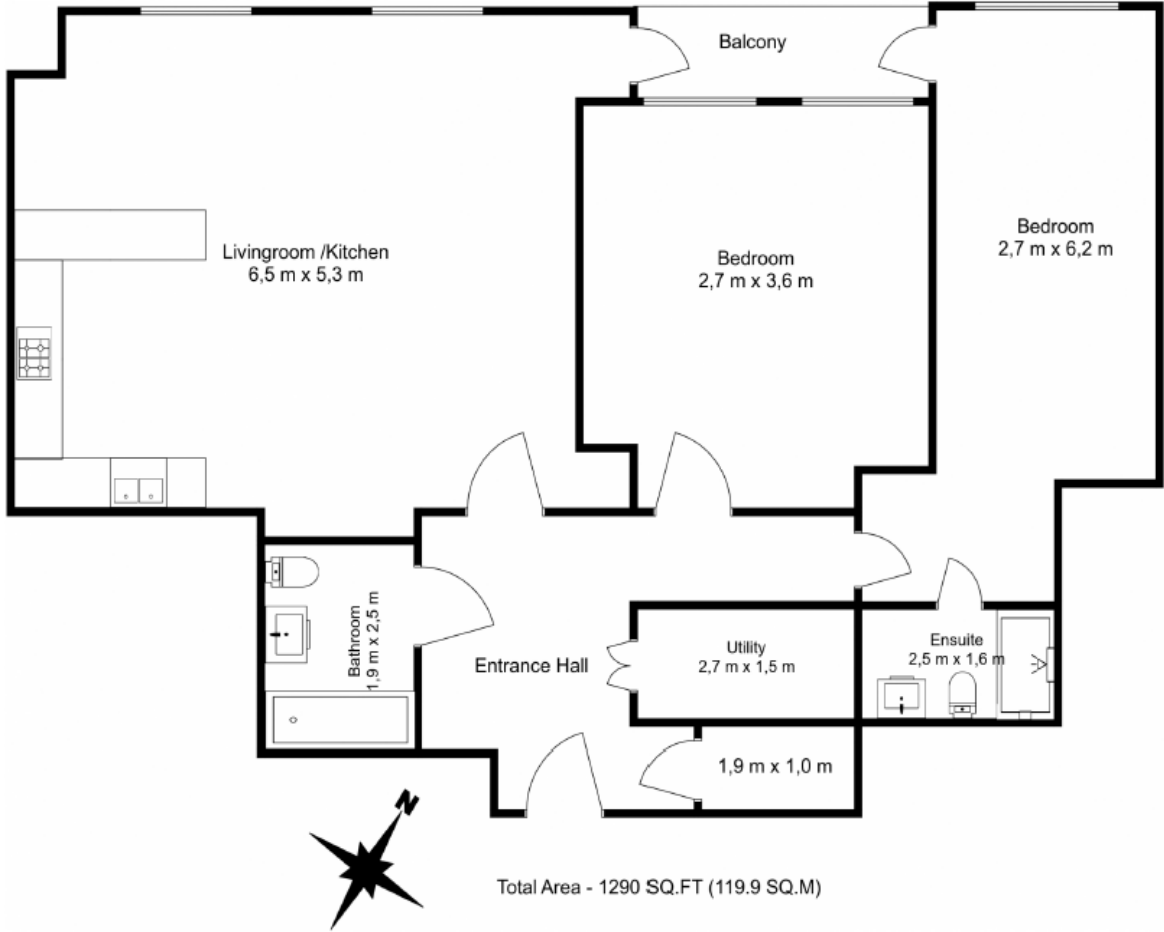


Property Features:

- Two Bedrooms
- Two Bathrooms
- 1,290 Square Feet (Approx.)
- Private Balcony
- Concierge
- Lift
- Fitness Studio
- 0.1 Miles from Hammersmith Tube Station



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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:	£880,000
Tenure:	Leasehold Expires 01/01/3013 Approximately 986 Years Remaining
Ground Rent:	£300.00 (per annum) For the year 2026
Service Charge:	£4,948.00 (per annum) For the year 2026
Anticipated Rent:	£3,750.00 pcm Approx. 5.1% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN220239

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