



# Distillery Wharf, Regatta Lane, Hammersmith, W6

Asking Price: £1,260,000

 Benham  
& Reeves

# Distillery Wharf, Regatta Lane, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This exceptional residence, located on the fifth floor, spanning an approximate 959 square feet of living space, thoughtfully designed to exude modern elegance. The south-east facing plan bathes the reception room with natural light through the floor to ceiling windows, which lead to a private balcony, perfect for relaxation and taking in the scenic views. The fully integrated, high-end kitchen with top-of-the-range appliances, along with the inviting dining area and convenient utility room. The main bedroom benefits from built-in storage and an exquisite en-suite shower room. Equally, the second double bedroom offers built-in storage, providing ample space for all your needs. The apartment further benefits from air conditioning and underfloor heating, ensuring the perfect ambiance year-round. Additionally, the apartment features wooden flooring in the reception room and hallway, while the bedrooms have luxurious carpets.

A right to park in the development's secure underground car park is included, ensuring you have peace of mind and hassle-free living. 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.

Conveniently located within walking distance to Hammersmith Broadway and Hammersmith Underground station, served by the District, Circle, Piccadilly, and Hammersmith & City lines, Distillery Wharf provides exceptional transport links, offering easy access to business centres, shopping districts, entertainment venues, and all major airports across London.



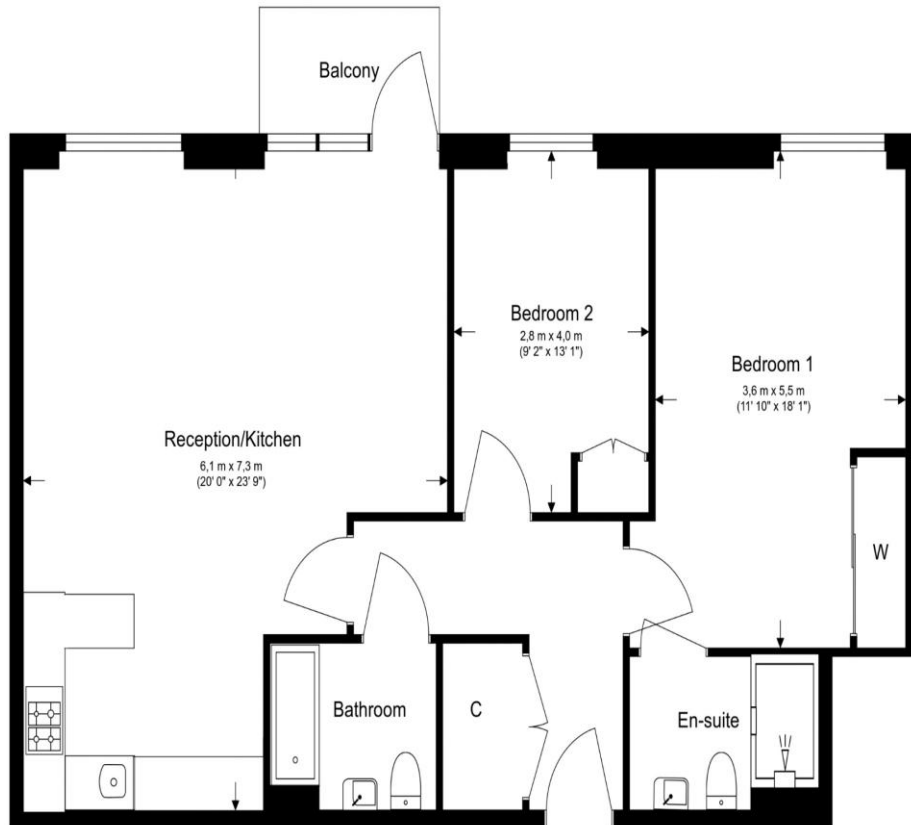


## Property Features:

- Two Bedrooms
- Two Bathrooms
- Fifth Floor
- 959 Square Feet (Approx.)
- Right to Park
- 24 Hour Concierge
- Gym, Swimming Pool and Spa Facilities
- Hammersmith Station (Piccadilly Line. Zone 2)



Fifth Floor  
 Total Gross Internal Area  
 89.1 Sq/m - 959 Sq/ft



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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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:** £1,260,000

**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:** £6,000.00 (per annum) for the year 2025

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

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN220327

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**W:** [www.benhams.com](http://www.benhams.com)

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