



# Faulkner House, Tierney Lane, Hammersmith, W6

Asking Price: £1,050,000

 Benham  
& Reeves

# Faulkner House, Tierney Lane, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This beautifully presented two bedroom, two bathroom apartment offers a spacious and comfortable living space, covering an approximate 929 square feet of accommodation. The apartment features an open-plan living area that seamlessly connects to a private balcony and a fully equipped kitchen with high-quality integrated appliances.

The main bedroom is thoughtfully designed and has a fitted wardrobe, providing ample storage space and boasts a generously sized en-suite bathroom. The second bedroom also includes a fitted wardrobe and offers easy access to an additional family bathroom located off the hallway.

Residents of the prestigious Fulham Reach development enjoy an array of upscale amenities, including a 24-hour concierge service, private fitness centre, swimming pool, soothing sauna, treatment room and even a wine cellar.

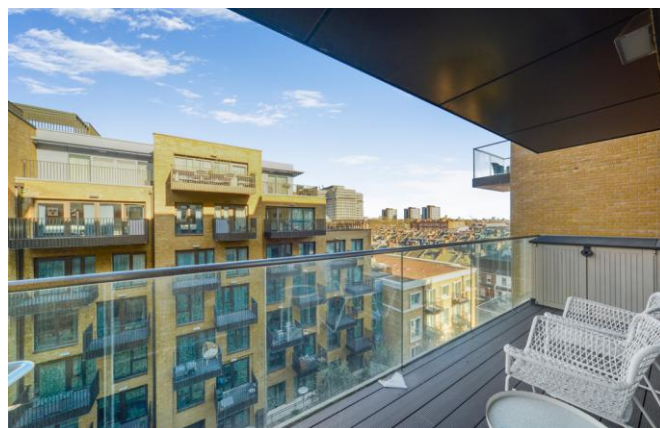
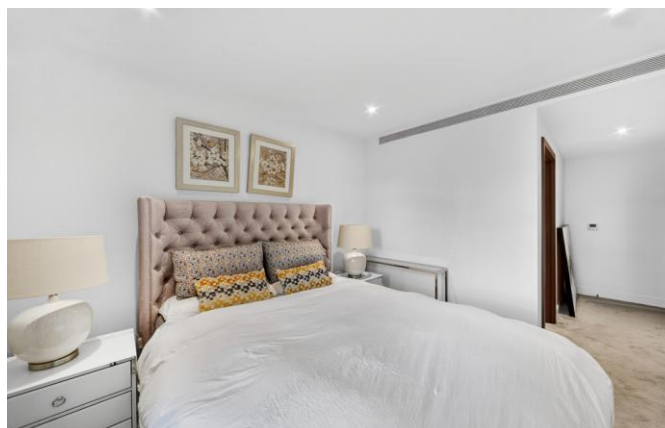
Conveniently located within easy reach of Central London, this prime location also offers an abundance of shops, bars, and restaurants. Moreover, Hammersmith Underground station (Zone 3), with access to the Circle, District, Piccadilly, and Hammersmith & City lines, is just a short walk away, providing excellent connectivity to the heart of the city. This exclusive apartment presents a rare opportunity to indulge in an unparalleled riverside lifestyle, wrapped in luxury, comfort, and convenience





## Property Features:

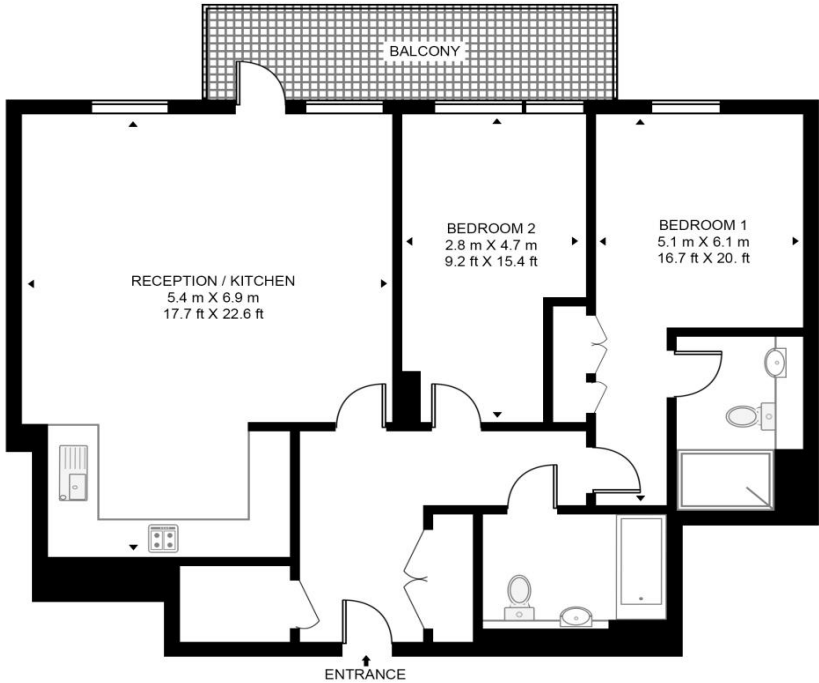
- Two Bedrooms
- Two Bathrooms
- 929 Square Feet (Approx.)
- 5th Floor
- Private Balcony
- Built-In Storage Throughout
- Virtual Golf and Cinema Screening Rooms
- Hammersmith Underground Station (0.4 miles)



# Faulkner House, Tierney Lane, Hammersmith, W6



**FAULKNER HOUSE, FULHAM REACH**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 929 SQ.FT (86.3 SQ.M)



FIFTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	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:** £1,050,000

**Tenure:** Leasehold  
Expires 28/09/3010  
Approximately 984 Years Remaining

**Ground Rent:** £550.00 (per annum)  
Review Period: 21 years  
Next: 2032  
Increase: By RPI for the relevant year

**Service Charge:** £7,125.60 (per annum) for the year 2026

**Anticipated Rent:** £4,000.00 pcm  
Approx. 4.6% Yield

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN230200

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

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