



# Leamore Street, Hammersmith, W6

Asking Price: £1,680,000

 Benham  
& Reeves

# Leamore Street, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This beautifully presented duplex villa in the sought-after Sovereign Court development offers 1,317 square feet (approx.) of contemporary living space. Comprising an open-plan dual aspect reception with floor-to-ceiling windows and access to a private garden. There is a fully integrated, modern kitchen, high-end appliances, a dining area, a utility room and a downstairs WC. The main bedroom benefits from built-in storage and an en-suite bathroom. There is an additional double bedroom with access to a private balcony and an additional three-piece bathroom. The apartment further benefits from high specification, air conditioning, underfloor heating and wooden flooring. There is a storage cupboard in the hallway and a secure underground parking space.

Sovereign Court benefits from a 24-hour concierge, residents' gym and communal gardens. Residents enjoy the convenience of the development with the popular high street a short stroll away.

This fantastic property 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 to all London airports.





## Property Features:

- Two Bedrooms
- Two Bathrooms
- Guest WC
- Dual Aspect Duplex Villas
- Private Wrap-Around Garden
- 1,317 Internal Square Feet (Approx.)
- Underground allocated parking
- Zoned Underfloor Heating
- 24-Hour Concierge Service
- Residents' Gym

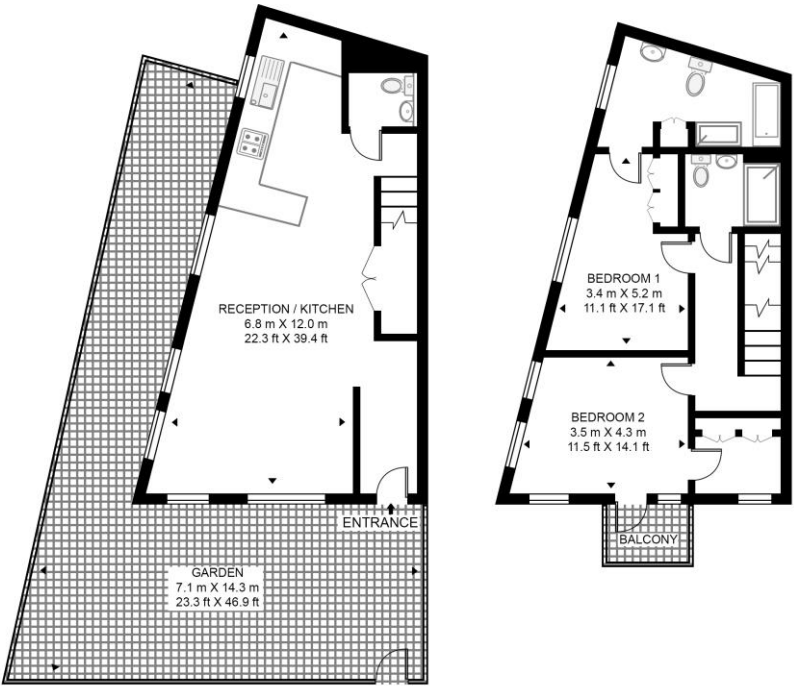


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## LEAMORE STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA 1317 SQ.FT (122.4 SQ.M)



GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.  
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## Terms & Conditions:

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

Asking Price:	£1,680,000
Tenure:	Leasehold Expires 31/12/3012 Approximately 987 Years Remaining
Ground Rent:	£800.00 (per annum) to June 2026
Service Charge:	£7,133.64 (per annum) for the year 2025
Anticipated Rent:	£4,500.00 pcm Approx. 3.2 % Yield

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN240182

T: 020 3282 3700

E: [hammersmith.sales@benhams.com](mailto:hammersmith.sales@benhams.com)

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

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