



Distillery Wharf, Chancellors Road, Hammersmith, W6

Asking Price: £1,100,000

 Benham
& Reeves

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& Benham
Reeves

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A delightful, bright, and modern flat in Fulham Reach, one of the finest new riverside developments. Set on the fourth floor, the apartment offers 1,052 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. The kitchen features a fully integrated modern design with high-end appliances, a dining area, and a utility room. The main bedroom features built-in storage, an en-suite bathroom, and an additional private balcony offering views of the river. The second double bedroom also has built-in storage. The apartment further benefits from 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. Underground parking is also included.

Residents are also invited to be part of a private members' club, which grants access to an array of exclusive facilities, including a gym, spa, wine cellar, golf simulator, snooker room, and cinema room.

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 businesses, shops, entertainment, and airports throughout London.

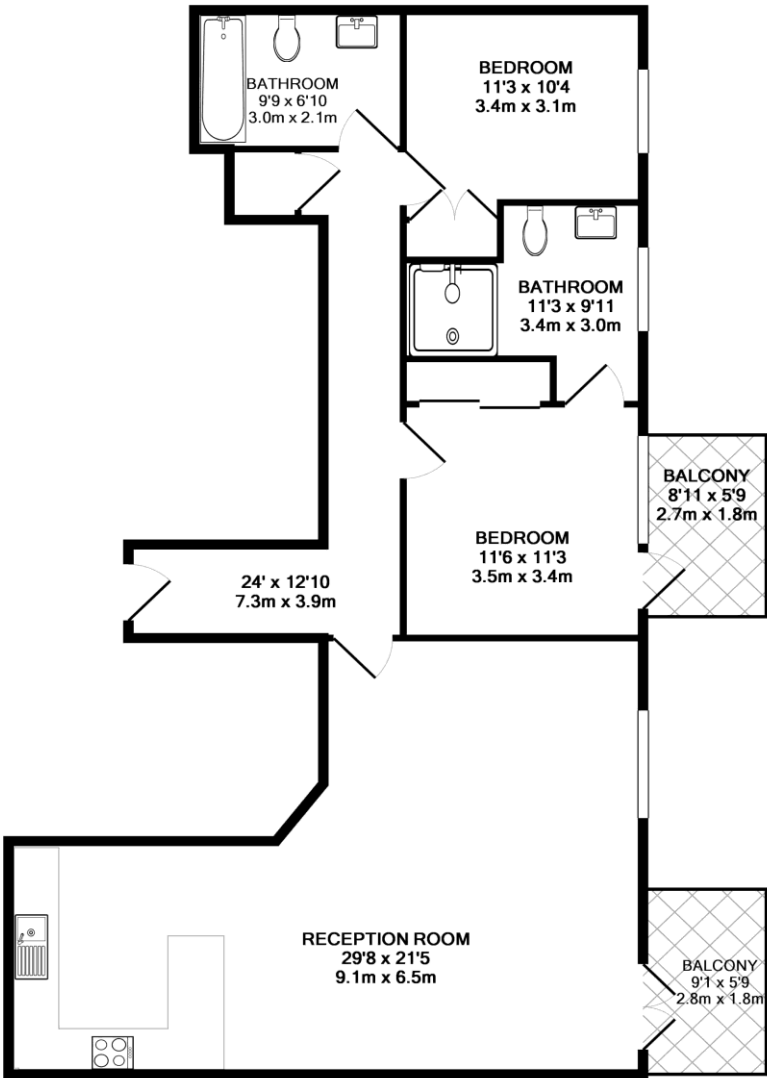




Property Features:

- Two Bedrooms
- Two Bathrooms
- Fourth Floor
- Right to Park
- 1052 Square Feet (Approx.)
- Two Private Balconies
- 24-Hour Concierge
- Gym, Swimming Pool and Spa Facilities
- Hammersmith Station (Piccadilly Line, Zone 2)





FR.W6 - 4TH FLOOR
TOTAL APPROX. FLOOR AREA 1052 SQ.FT. (97.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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		

Terms & Conditions:

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

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Tenure: Leasehold
Expires 28/09/3010
Approximately 985 Years Remaining

Ground Rent: £450.00 (per annum)
Review Period: 20 years
Next: 2031
Increase: 100%

Service Charge: £9,323.44 (per annum) estimated for the year 2025

Anticipated Rent: £3,900.00 pcm
Approx. 4.3% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN250183

T: 020 3282 3700

E: hammersmith.sales@benhams.com

W: www.benhams.com

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