



Hamilton House, Parr's Way, Hammersmith, W6

Asking Price: £1,650,000

 Benham
& Reeves

Hamilton House, Parr's Way, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning an impressive 1,209 square feet (approximately) is this well presented two bedroom, two bathroom flat. The open plan living room is surrounded by floor-to-ceiling windows providing an open and airy atmosphere, and paves way to the wrap-around balcony. The kitchen includes fully integrated appliances and is finished to a high standard. Both bedrooms benefit from built-in wardrobes, ensuite bath/shower rooms and also have access to the balcony. Along the hallway, there is plenty of storage and a W/C. Added benefits include parking, air conditioning and underfloor heating.

Located on the banks of the River Thames, close to Hammersmith Bridge, it is ideally located for access to the peaceful riverside walkways and charming waterfront pubs and restaurants along this stretch. The Fulham Reach development benefits from 24-hour concierge service, private fitness centre, swimming pool, sauna, treatment room, wine cellar and virtual golf as well as shops, bars and restaurants.

Hammersmith underground station is 0.5 miles away and offers Hammersmith and City, Circle, District and Piccadilly Line services into Central London.



Hamilton House, Parr's Way, Hammersmith, W6



Property Features:

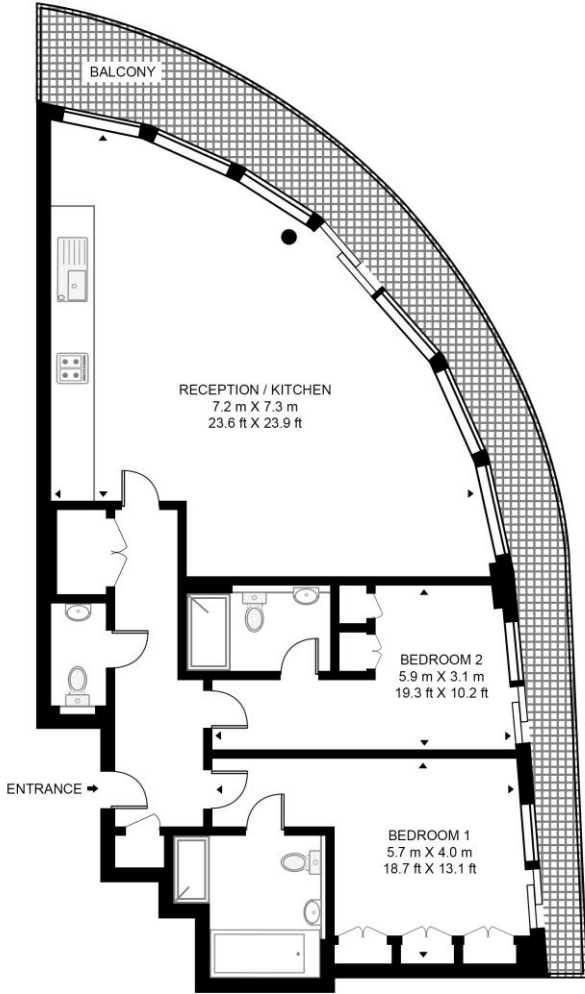
- Two Bedrooms
- Two Bathrooms
- Separate W/C
- Second Floor
- 1209 Square Feet (Approx.)
- Parking
- 24 Hour Concierge
- Residents' Gym, Spa, Swimming Pool, Virtual Golf and Screening Room
- Riverside Location
- Hammersmith Underground Station (Zone 2)



Hamilton House, Parr's Way, Hammersmith, W6



HAMILTON HOUSE
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1209 SQ.FT (112.3 SQ.M)



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 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.
 WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

Terms & Conditions:

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

Asking Price:	£1,650,000
Tenure:	Leasehold Expires 28/09/3010 Approximately 984 Years Remaining
Ground Rent:	£600.00 (per annum) For the year 2026
Service Charge:	£11,268.00 (per annum) For the year 2026
Anticipated Rent:	£4,500.00 pcm Approx. 3.3% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN250237

T: 020 3282 3700

E: hammersmith.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

