



Bazalgette Court, Great West Road, Hammersmith, W6

Asking Price: £685,000

 Benham
& Reeves

Bazalgette Court, Great West Road, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Brilliantly presented, this bright and airy two bedroom, two bathroom apartment is set within the historic Bazalgette Court, a distinctive Victorian warehouse conversion associated with the renowned engineer Sir Joseph Bazalgette. Originally part of London's Metropolitan Water Board infrastructure and later converted into residential apartments in the mid 2000s, the development combines industrial heritage with contemporary living.

Spanning approximately 1,006 square feet, the apartment offers a spacious dual aspect open plan reception room and kitchen with floor-to-ceiling windows, creating an abundance of natural light throughout. The living area provides ample space for dining and entertaining and leads onto a private south-facing balcony as well as a river view. The modern kitchen is fully fitted with integrated appliances and a breakfast bar. Both bedrooms are generously proportioned and benefit from access to two additional east-facing balconies. The principal bedroom further benefits from built-in wardrobes and a stylish en-suite shower room. A separate three-piece family bathroom and excellent storage space complete the accommodation. An additional benefit includes secure parking.

Bazalgette Court enjoys a peaceful riverside setting in the W6 area of Hammersmith, moments from the River Thames and Thames Path, while remaining within easy reach of Hammersmith Broadway's shops, cafés, restaurants, and amenities. The area is highly regarded for offering a balance between riverside tranquillity and excellent connectivity to Central London.

Transport links are exceptional, with the London Underground nearby, providing access to the District, Piccadilly, Circle, and Hammersmith & City lines, alongside further connections from Barons Court station. Easy access to the A4 also allows straightforward travel towards Heathrow and Central London.





Property Features:

- Two Bedrooms
- Two Bathrooms
- 1,006 Square Feet (Approx.)
- First Floor
- Three Separate Balconies
- Concierge
- Parking
- Hammersmith Station - 0.8 Miles

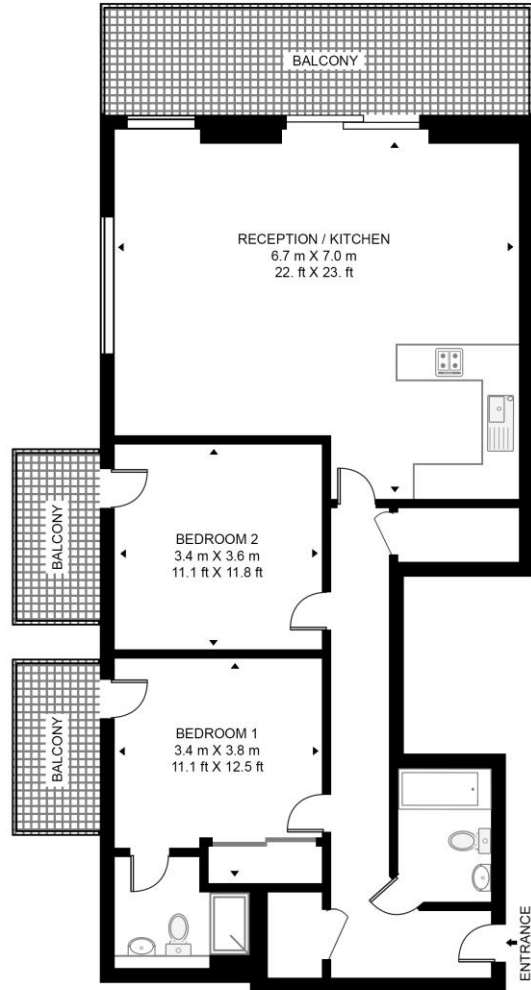


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BALZAGETTE COURT, GREAT WEST ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA 1006 SQ.FT (93.5 SQ.M)



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 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.

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Terms & Conditions:

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Asking Price:	£685,000
Tenure:	Leasehold Expires 01/01/3004 Approximately 977 Years Remaining
Ground Rent:	£768.56 (per annum) to June 2026
Service Charge:	£2,576.71 (per annum) to June 2026
Anticipated Rent:	£3,500.00 pcm Approx. 6.1% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN260038

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