



Parr's Way, Hammersmith, W6

Asking Price: £1,200,000

Benham
& Reeves

Parr's Way, Hammersmith, W6

 2 Bedrooms  2 Bathrooms  Leasehold

With Parking

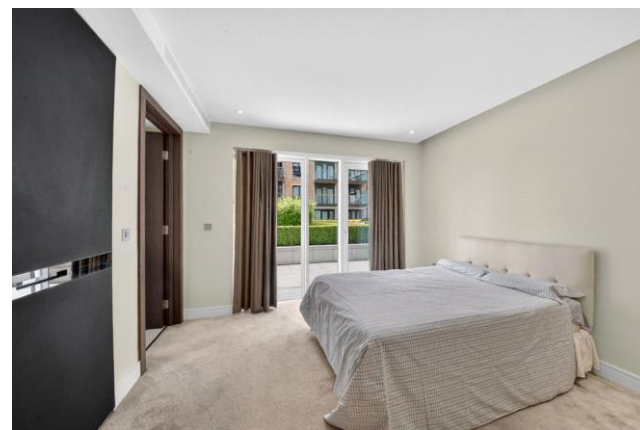
This beautifully presented two bedroom, two bathroom apartment offers a spacious and comfortable living space, covering an approximate 1,089 square feet. The apartment features an open-plan living area that seamlessly connects to a private terrace and a fully equipped kitchen with high-quality integrated 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.

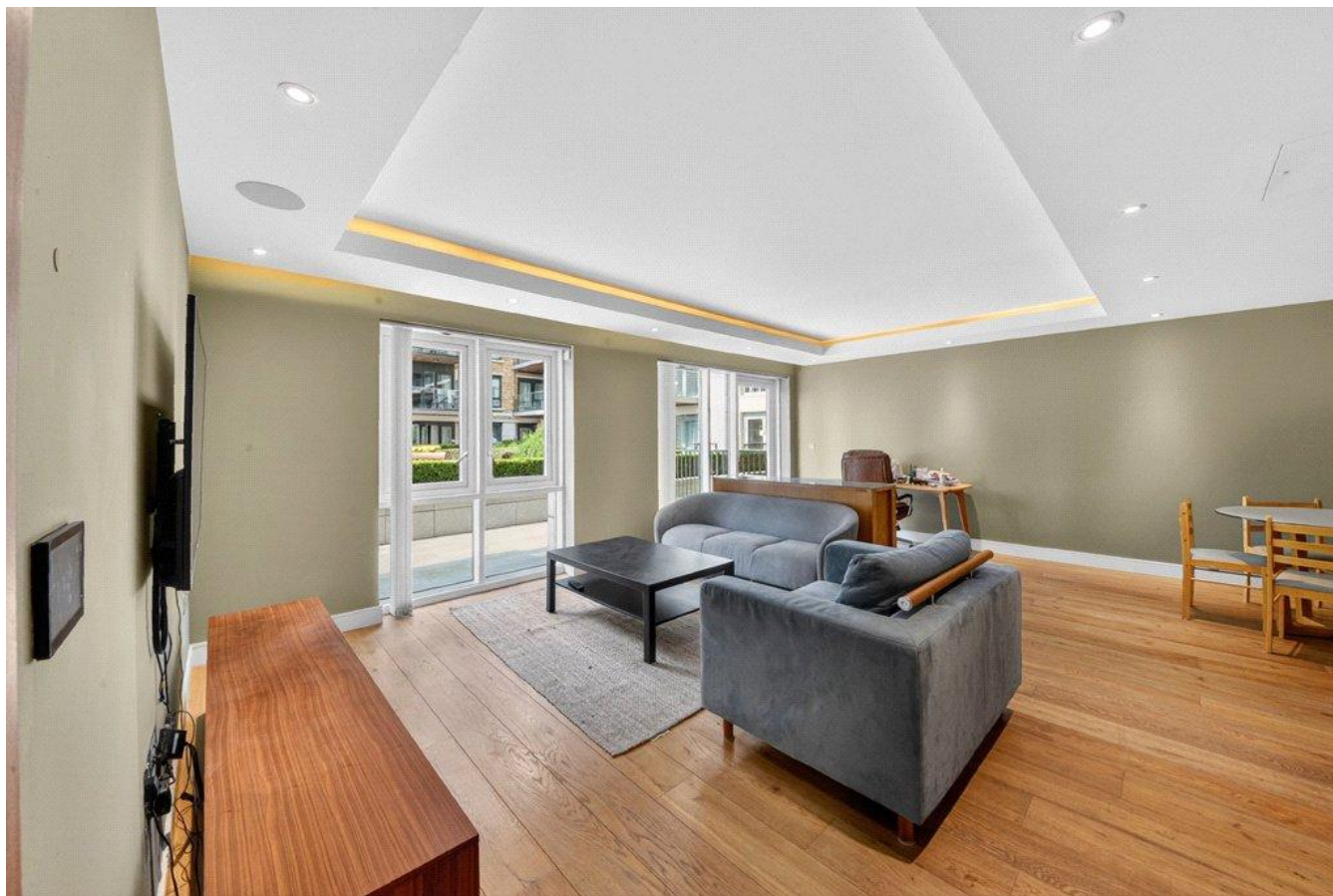
The apartment also features underground parking, air conditioning, underfloor heating, an extra storage cupboard in the hallway, wooden flooring in the reception room and hallway and carpets in the bedrooms for added comfort.

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.





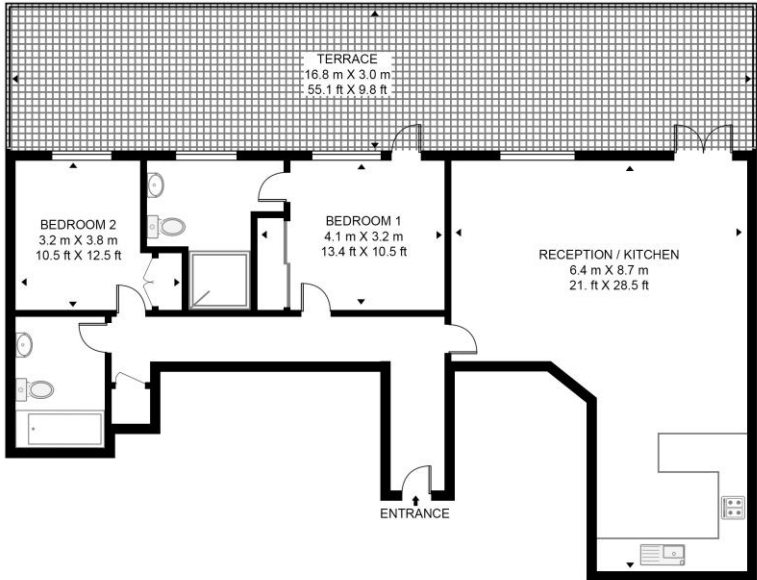
Property Features:

- Two Bedrooms
- Two Bathrooms
- 1089 Square Feet (Approx.)
- Underground Right to Park space
- Private Terrace
- 24-Hour Concierge
- Gym, Swimming Pool and Spa Facilities
- Hammersmith Underground Station (0.4 miles)



DISTILLERY WHARF

APPROXIMATE GROSS INTERNAL FLOOR AREA 1089 SQ.FT (101.2 SQ.M)



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 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:

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

Asking Price:	£1,200,000
Tenure:	Leasehold Expires 28/09/3010 Approximately 984 Years Remaining
Ground Rent:	£450.00 (per annum)
Service Charge:	£9,671.00 (per annum) for the year 2026
Anticipated Rent:	£4,000.00 pcm Approx. 4.0% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN260091

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W: www.benhams.com

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