



# Hamilton House, Parr's Way, Hammersmith, W6

Asking Price: £3,800,000

Benham  
& Reeves

# Hamilton House, Parr's Way, Hammersmith, W6

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

\*With Parking\*

A beautifully presented three bedroom, three bathroom apartment comprises a stunning curved open-plan reception/kitchen area with floor-to-ceiling windows and access to a large wrap-around private terrace.

The interior comprises three large bedrooms, including a principal bedroom with an en-suite bathroom and dressing room, two further en-suite bathrooms, a guest cloakroom, a superb, modern kitchen, and a generous reception room overlooking the river toward the former Harrods Depository. The attention to detail within the property is exceptional, with integrated Miele appliances in the kitchen alongside marble worktops, marble tiling throughout the entrance hall, a hardwood floor in the living room and further marble panelling in the bathrooms. Technical features include a speaker system, underfloor heating, air-conditioning and adjustable light systems.

The Fulham Reach development benefits from a 24-hour concierge service, private fitness centre, swimming pool, sauna, treatment room, function room and virtual golf, as well as shops, bars and restaurants, which are all situated within easy reach of Central London and within walking distance to Hammersmith Underground Station (Zone 3, Circle, District, Piccadilly and Hammersmith & City lines).



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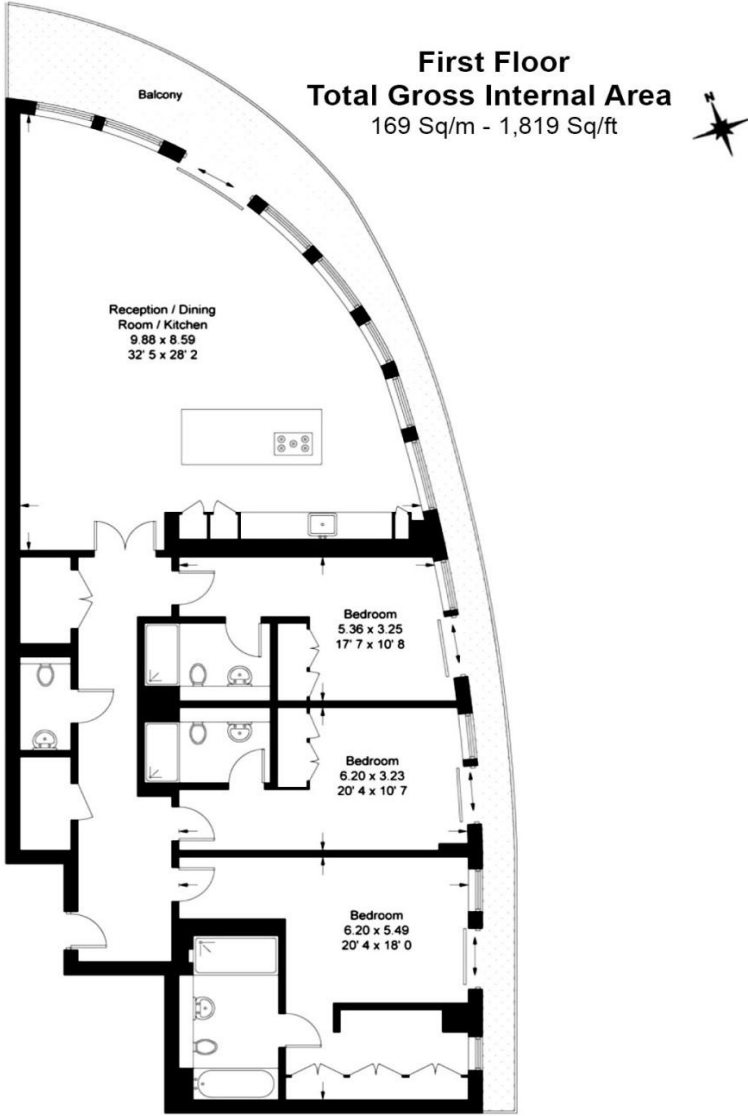


## Property Features:

- Three Bedrooms
- Three Bathrooms
- Guest WC
- 1819 Square Feet (Approx.)
- Stunning River views
- Underground Parking
- 24 Hour Concierge
- Residents' Gym, Spa, Swimming Pool
- Virtual Golf and Screening Room
- Hammersmith Underground Station



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

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

Asking Price:	£3,800,000
Tenure:	Leasehold Expires 28/09/3010 Approximately 984 Years Remaining
Ground Rent:	£800.00 (per annum) for the year 2026
Service Charge:	£15,201.62 (per annum) for the year 2026, including the car park service charge
Anticipated Rent:	£8,000.00 pcm Approx. 2.5% Yield

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: CHN260017

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

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