



# Faulkner House, Tierney Lane, Hammersmith, W6

Asking Price: £1,875,000

 Benham  
& Reeves



# Faulkner House, Tierney Lane, Hammersmith, W6

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

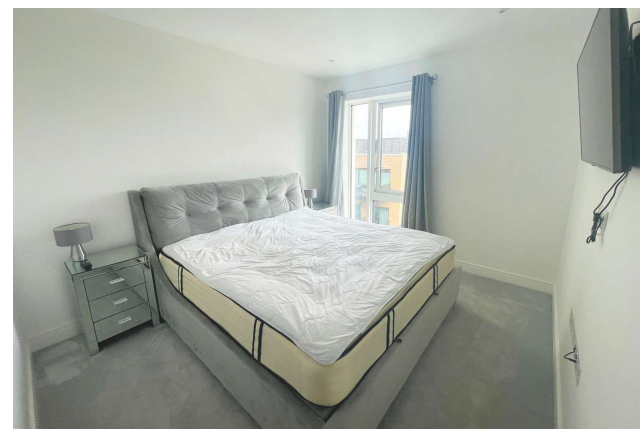
Set within the award-winning Fulham Reach development by St. George, this beautifully finished seventh-floor apartment offers approximately 1,332 square feet of stylish, modern living space, featuring two private balconies.

The property features a bright and airy dual aspect open plan living and dining area, with a south-to-south-east facing orientation that allows for an abundance of natural light. Seamless access to the balcony makes it ideal for relaxing or entertaining. The modern kitchen is fitted with high-spec integrated appliances that combine both practicality and elegant design.

The principal bedroom benefits from a sleek, fitted wardrobe and a generous en-suite bathroom. The second double bedroom enjoys access to a private bathroom, and the third bedroom has private access to the second balcony. Additional benefits include a guest WC and ample storage.

This apartment is part of a modern riverside development and enjoys access to a wide array of luxurious on-site amenities, including a 24-hour concierge, lift access, fitness studio, heated swimming pool and sauna, treatment rooms, cinema room, virtual golf, and residents' lounge. There is also access to beautifully landscaped gardens and riverside walkways.

Located a short walk from Hammersmith Station (Zone 2/3), the property offers access to the District, Piccadilly, Circle, and Hammersmith & City lines, providing fast links into Central London and beyond. The area is rich with cafés, restaurants, boutiques, and green spaces, creating a vibrant community feel.



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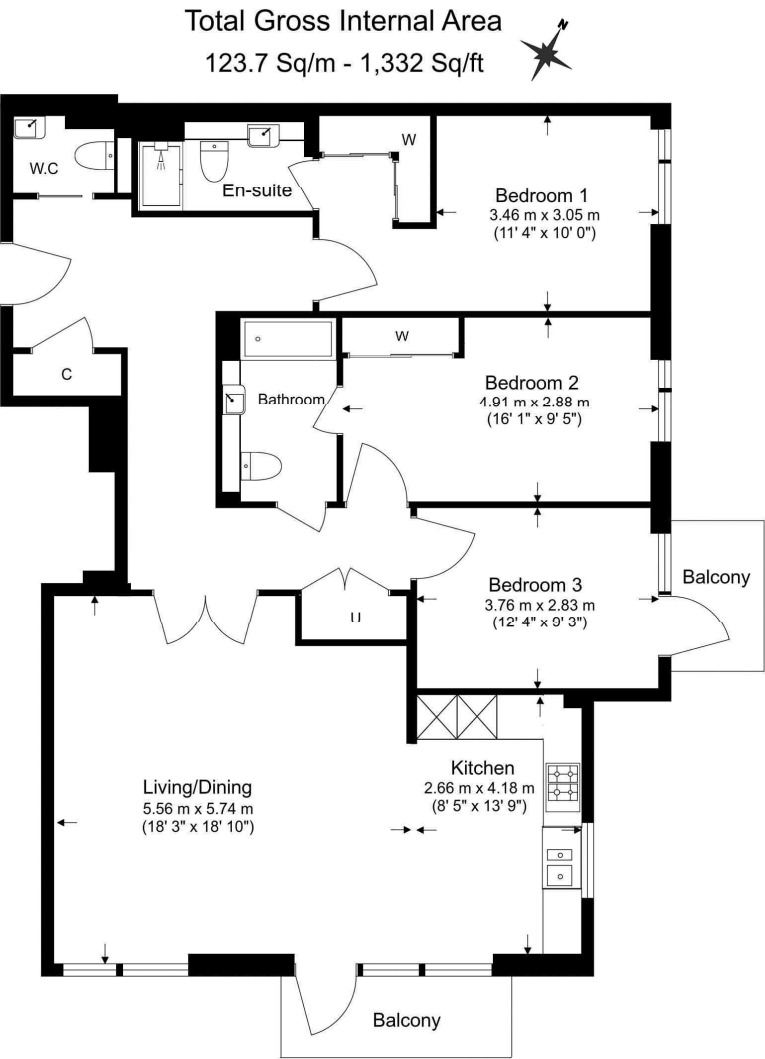


## Property Features:

- Three Bedrooms
- Three Bathrooms
- 7th Floor
- 1,332 Square Feet (Approx.)
- Two Private Balconies
- Private Garden
- 24-Hour Concierge
- One Right To Park
- Residents' Gym & Fitness Studio
- Swimming Pool, Sauna & Treatment Rooms
- Virtual Golf and Cinema Screening Rooms
- Hammersmith Underground Station (0.4 miles)



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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		



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:	£1,875,000
Tenure:	Leasehold Expires 28/09/3010 Approximately 985 Years Remaining
Ground Rent:	£750.00 (per annum) Review Period: 21 years Next: 2041 Increase: By RPI for the relevant year
Service Charge:	£10,392.96 (per annum) for the year 2025
Anticipated Rent:	£5,200.00 pcm Approx. 3.3% Yield

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: EAL240004

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

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