



Distillery Wharf, Regatta Lane, Hammersmith, W6

Asking Price: £499,000



Distillery Wharf, Regatta Lane, Hammersmith, W6

 Studio

 1 Bathroom

 Leasehold

Beautifully presented throughout, this stunning Manhattan studio apartment is situated on the third floor and spans approximately 463 square feet. This property comprises a stylish open-plan kitchen/reception room with fully integrated appliances, a double bedroom, and a three-piece bathroom suite. The property also benefits from wooden flooring, ample storage, and a video entry phone system.

Residents are also invited to be a part of a private members' club which grants access to an array of exclusive facilities, including a gym, spa, wine cellar, golf simulator, snooker room, and cinema room.

Distillery Wharf is ideally situated within walking distance of the amenities of Hammersmith Broadway and Hammersmith Underground station, which is served by the District, Circle, Piccadilly, and Hammersmith & City lines. Excellent transport links provide easy access to businesses, shops, entertainment, and airports throughout London.





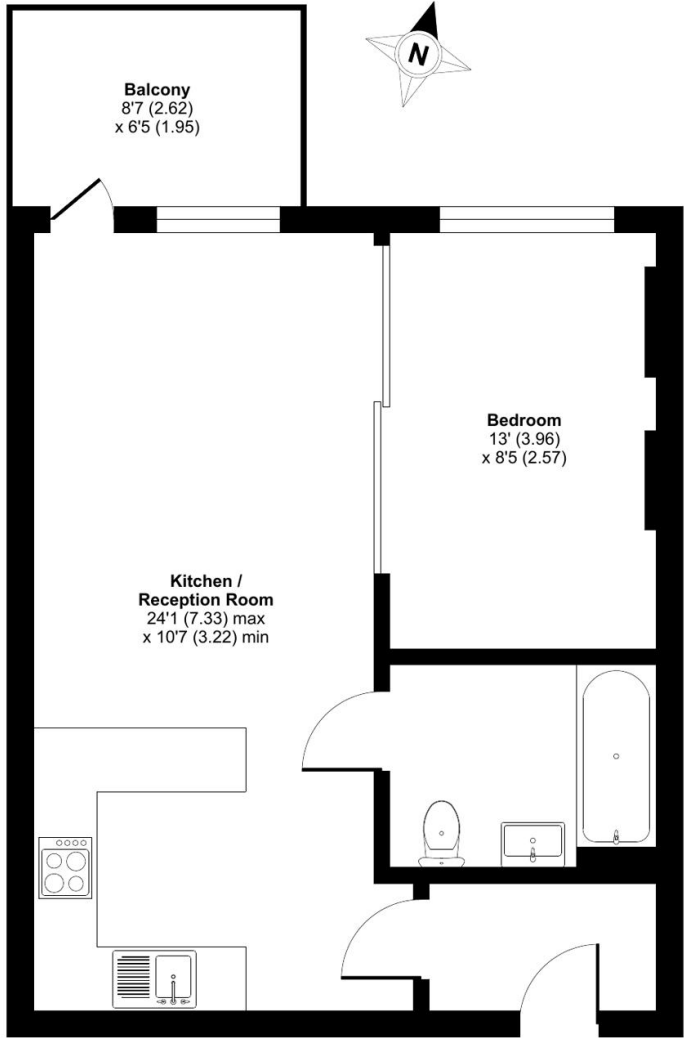
Property Features:

- One Bedroom
- One Bathroom
- 463 Square Feet (Approx.)
- Private Balcony
- 24 Hour Concierge
- Gym, Swimming Pool and Spa Facilities
- Hammersmith Station (Piccadilly Line. Zone 2)



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Approximate Area = 463 sq ft / 43 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

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Tenure: Leasehold
Expires 28/09/3010
Approximately 985 Years Remaining

Ground Rent: £225.00 (per annum)

Service Charge: £2,994.74 (per annum)
for the year 2025

Anticipated Rent: £2,700.00 pcm
Approx. 6.5% Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN240241

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