



Queens Wharf, Crisp Road, Hammersmith, W6

Asking Price: £700,000

 Benham
& Reeves

Queens Wharf, Crisp Road, Hammersmith, W6

 1 Bedroom (s)  1 Bathroom (s)  To be advised

An outstanding one bedroom riverside apartment, spanning 708 square feet of living space (approx.), situated on the first floor (with lift) and finished to the very highest standard. The apartment comprises a modern and thoughtfully designed kitchen with Miele appliances, double bedroom with built-in wardrobe, stylish family bathroom and a balcony offering pleasant views. Further benefits include underfloor heating, comfort cooling and wooden flooring.

Queens Wharf is a stunning riverside development by Mount Anvil and Fabrica by A2Dominion and is located on the Surrey Bend of the River Thames, with views of Grade II listed Hammersmith Bridge.

Queens Wharf also houses the world-famous Riverside Studios, which was rebuilt to create a reimagined Thames-side landmark for independent theatre, cinema, and digital media. The excellent transport facilities provide swift access in and out of London. Heathrow Airport is accessible within 30 minutes, South Kensington within 8 minutes, and Knightsbridge within 11 minutes via four London Underground lines; Hammersmith & City, Circle, District, and Piccadilly. The A4 / M4 is also close by for the motorist.





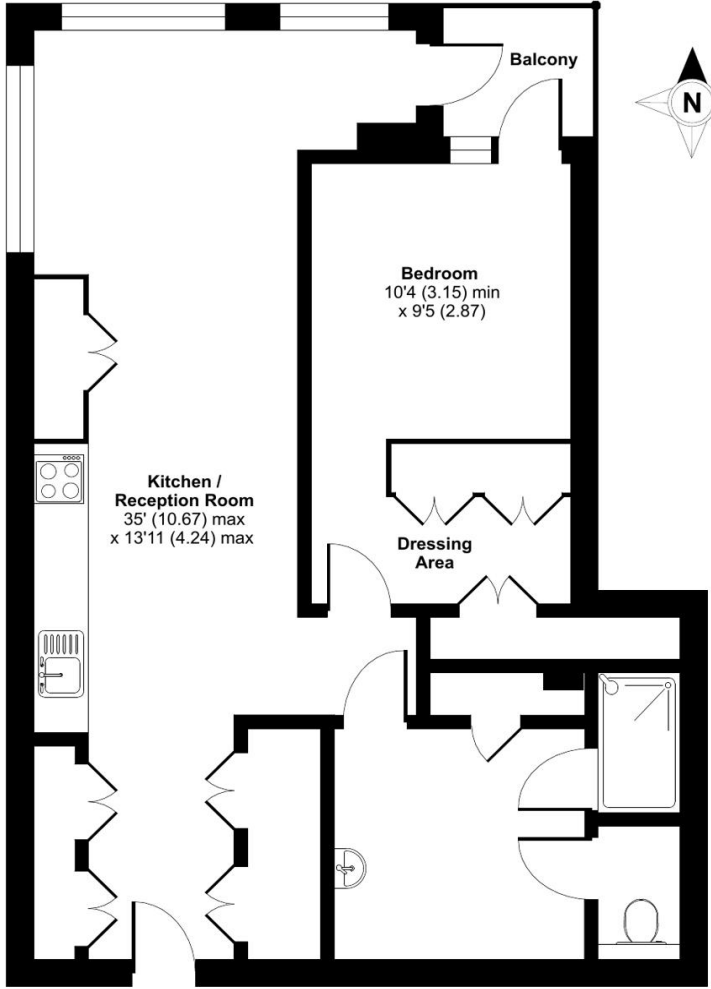
Property Features:

- One Bedroom
- One Bathroom
- 1st Floor
- 708 Square Feet (Approx.)
- Balcony
- Comfort Cooling and Heating Throughout
- Luxury Finish
- 24 Hour Concierge Service, Communal Garden and Roof Top Terrace
- Hammersmith Underground Station (Zone 2)



Crisp Road, London, W6

Approximate Area = 708 sq ft / 65.7 sq m
For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

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

Asking Price:	£700,000
Tenure:	Leasehold Expires march 3016 Approximately 991 Years Remaining
Ground Rent:	£450.00 (per annum) for the year 2024
Service Charge:	£3,801.80 (per annum) to June 2024
Anticipated Rent:	£3,000.00 pcm Approx. 5.1 % Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: KEN240122

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Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

