



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

Asking Price: £600,000

 Benham  
& Reeves

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

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A one bedroom apartment located on the first floor of Brunswick House, Fulham Reach. Finished to a high specification, the apartment briefly comprises of an open-plan reception room leading onto a private balcony. There is a bespoke fitted kitchen with marble worktop and integrated Siemens appliances, a double bedroom with fitted wardrobe space, a luxury bathroom with Villeroy and Boch bath, WC and basin and a heated wall panel with chrome robe hooks and towel rails. The apartment benefits from further features such as electrical integrated touch-screen controlled comfort cooling and lighting system, integrated ceiling speakers to living room and pre-wiring for ceiling speakers in bedrooms and bathrooms.

Residents enjoy access to select private hotel style facilities including a state-of-the-art gymnasium, swimming pool, virtual golf, wine storage, snooker room and cinema screening room with a friendly 24/7 concierge team.

This stylish riverside apartment is perfectly positioned with excellent transport links. Four London Underground lines - Hammersmith & City, Circle, District and Piccadilly are all a few minutes' walk. South Kensington is just an 8-minute journey away and Knightsbridge 11 minutes. For international travellers, Heathrow Airport can be reached within 30 minutes.

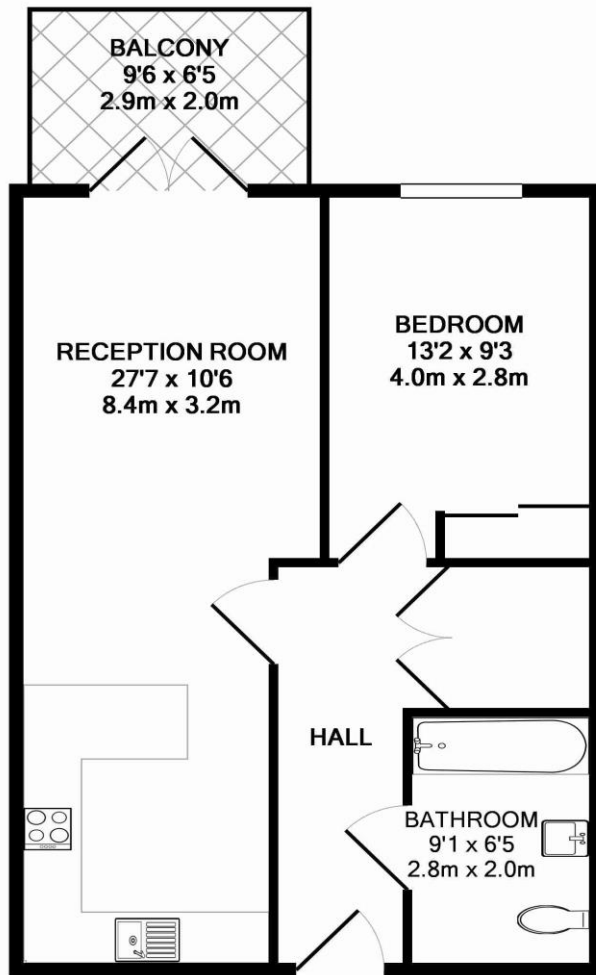




## Property Features:

- One Bedroom
- One Bathroom
- First Floor
- 546 Square Feet (Approx.)
- Luxury Apartment
- Balcony
- Riverside Development
- Gym/Spa/Swimming Pool/Wine Tasting Room/Golf Room
- 24 Hour Concierge
- Hammersmith Station (Piccadilly Line. Zone 2)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## 1ST FLOOR

TOTAL APPROX. FLOOR AREA 546 SQ.FT. (50.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

## Terms & Conditions:

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

Asking Price:	£600,000
Tenure:	Leasehold Expires 29/09/3010 Approximately 986 Years Remaining
Ground Rent:	£350 (per annum) Review period: 20 years Next increase: 2031 Increase: Double
Service Charge:	£4,766 (per annum) to June 2024
Anticipated Rent:	£3,000 pcm Approx. 6 % Yield

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN220173

T: 020 3282 3700

E: [hammersmith.sales@benhams.com](mailto:hammersmith.sales@benhams.com)

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

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