



King Henry's Reach, Manbre Road, Hammersmith, W6

Asking Price: £450,000



King Henry's Reach, Manbre Road, Hammersmith, W6

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Set in the King Henry's Reach development is this fantastic one bedroom apartment. The flat is offered in good decorative condition throughout with a spacious layout and lots of natural light. It comprises a large living room with space to dine, a separate kitchen with built-in appliances and generous storage. There is a modern bathroom with an overhead shower and a double bedroom at the rear of the building, overlooking the communal gardens. There is secure underground parking and additional storage throughout the property.

King Henry's Reach is exceptionally popular due its enviable position on the banks of the River Thames and boasts a 24-hour concierge, communal gardens, secure gated entry and parking, as well as direct access to the River Thames towpath. The River Café and Riverside Studios are on the doorstep, as well as the prestigious Bishops Park and many other local amenities.

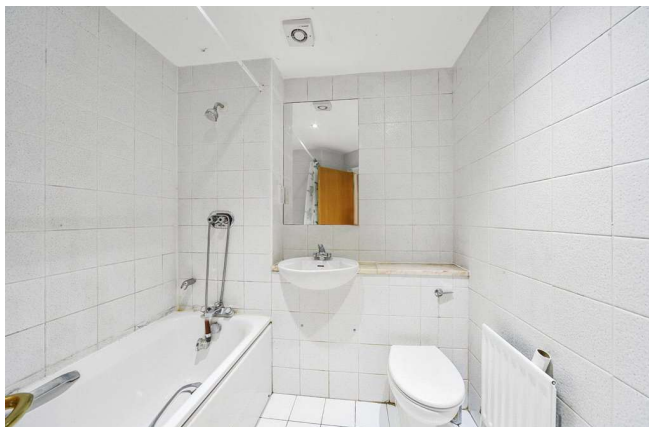
Excellent transport links are available, with nearby Hammersmith station (Piccadilly, District and Hammersmith & City lines) is 0.6 miles and there are many local connecting bus routes into the city.





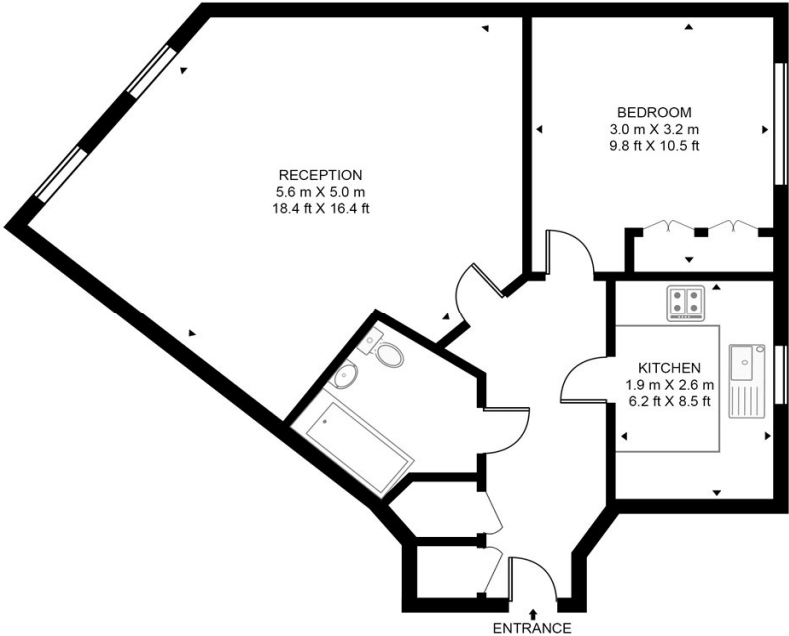
Property Features:

- One Bedroom
- Secure Underground Parking
- 24-Hour Concierge
- Exclusive Riverside Development
- Private Gate with Direct Access to Riverwalk
- Communal Gardens
- Hammersmith Underground Station (0.7 miles) District and Piccadilly line



KING HENRYS REACH

APPROXIMATE GROSS INTERNAL FLOOR AREA 520 SQ.FT (48.3 SQ.M)



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	75
(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	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
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Terms & Conditions:

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Asking Price:	£450,000
Tenure:	Leasehold Expires 24/03/2994 Approximately 968 Years Remaining
Ground Rent:	£100.00 (per annum) for the year 2024
Service Charge:	£3,000.00 (per annum) for the year 2024
Anticipated Rent:	£2,150.00 pcm Approx. 5.7% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

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