



Riverside Gardens, Hammersmith, W6

Asking Price: £400,000

 Benham
& Reeves

Riverside Gardens, Hammersmith, W6

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A one bedroom, one bathroom flat spanning approximately 467 square feet of internal living space. Situated in a conveniently located development, it features a generously sized reception room, separate kitchen with integrated appliances, 3 piece bathroom and a double bedroom. In addition to the bedroom, you have a separate study room, perfect for an office and has plenty of space for another bedroom. The property also benefits from doubled glazed windows, spotlights and wooden flooring throughout.

Riverside Gardens is an appealing residential area, nestled near the scenic River Thames. This development offers a tranquil yet vibrant living environment and you can also find picturesque views of the river. The neighbourhood is rich in amenities, including a variety of local shops, cafes, and restaurants along King Street. Additionally, the area is home to several quaint pubs and green spaces, perfect for leisurely strolls and socializing.

Residents of Riverside Gardens benefit from its proximity to Hammersmith Underground station (District line), ensuring excellent transport links and easy access to Central London.





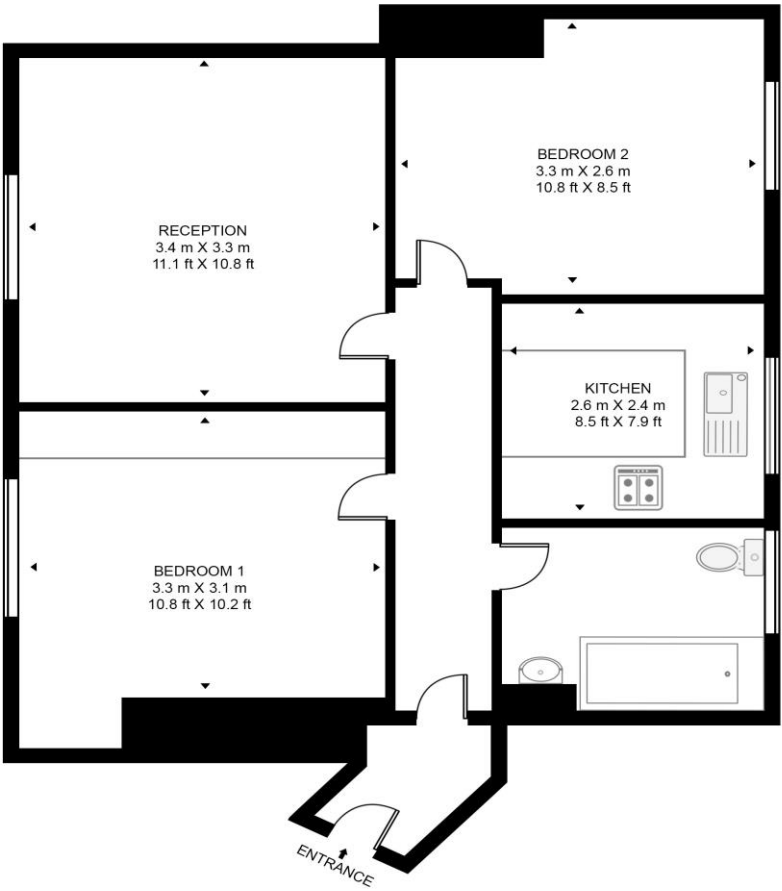
Property Features:

- One Bedroom
- Separate Study Room
- One Bathroom
- Separate Kitchen
- Top Floor
- Double Glazed Windows and Vinyl Wood-Effect Flooring Throughout
- Permit Holder Parking
- Moments Away From The River
- Hammersmith Underground Station (0.4 Miles)



RIVERSIDE GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA 467 SQ.FT (43.4 SQ.M)



THIRD FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	68
(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.

Terms & Conditions:

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

Asking Price:	£400,000
Tenure:	Leasehold Expires 24/03/2128 Approximately 103 Years Remaining
Ground Rent:	£10.00 (per annum) for the year 2024
Service Charge:	£1,283.17 (per annum) for the year 2024
Anticipated Rent:	£2,000.00 pcm Approx. 6 % Yield

Viewings:

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

Our reference: NIN240100

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