



Brunswick House, Parr's Way, Hammersmith, W6

Asking Price: £650,000

Benham & Reeves

Brunswick House, Parr's Way, Hammersmith, W6

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This bright and spacious one bedroom apartment situated in the award winning Fulham Reach development is positioned on the second floor of Brunswick House and spans an approximate 546 square feet. Finished to a high specification, the apartment briefly comprises of an open-plan reception room leading onto a private balcony with side River Views. 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. For international travellers, Heathrow Airport is also within easy access.

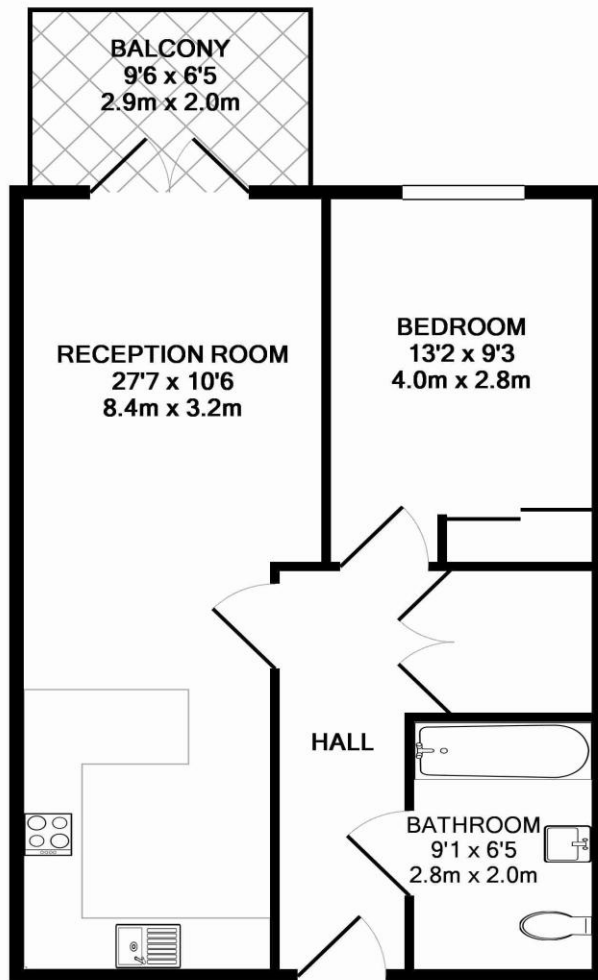




Property Features:

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





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(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	

BH.FR.W6 - 2ND 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

Made with Metropix ©2015

Terms & Conditions:

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

Asking Price:	£650,000
Tenure:	Leasehold Expires 28/09/3010 Approximately 985 Years Remaining
Ground Rent:	£350.00 (per annum) Review Period: 20 years Next: 2031 Increase: Double
Service Charge:	£4,433.87 (per annum) to June 2025
Anticipated Rent:	£2,800.00 pcm Approx. 5.2% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN240212

T: 020 3282 3700

E: hammersmith.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
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

