



Brunswick House, Regatta Lane, Fulham Reach, W6

Offers in excess of: £1,050,000

 Benham
& Reeves

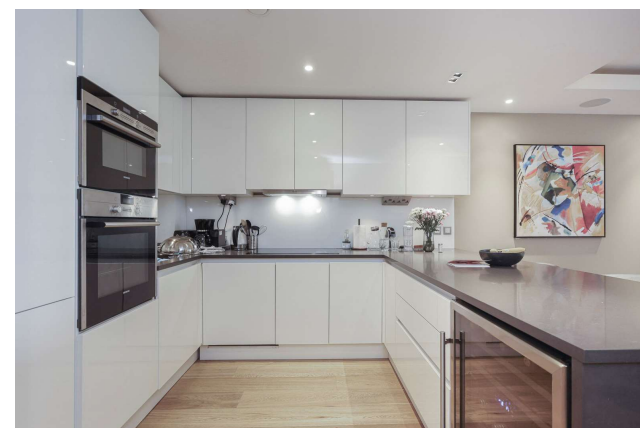
Brunswick House, Regatta Lane, Fulham Reach, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Right To Park A bright and spacious two bedroom apartment situated in the award winning Fulham Reach development that spans an approximate 1068 square feet and is positioned on the fourth floor of Brunswick House.

The accommodation comprises an open-plan reception room leading to private balcony via floor to ceiling doors. There is a fully fitted kitchen with integrated appliances and the main bedroom features fitted wardrobes and a marble en-suite bathroom. The property benefits from a luxury finish and storage throughout.

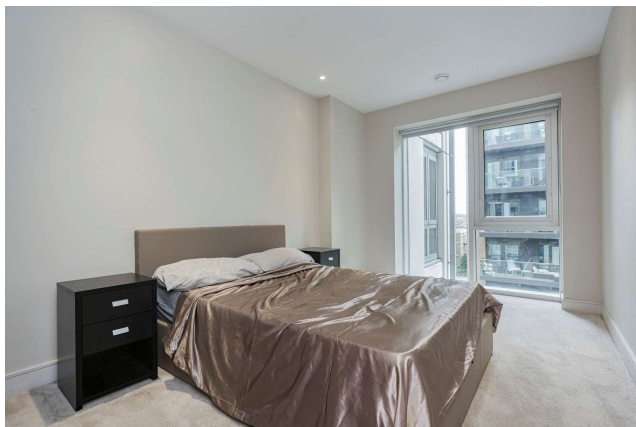
Residents of the Fulham Reach development enjoy access to an array of amenities including 24-Hour concierge, gym, swimming pool, wine cellar and golf simulator. The property is a short distance from Hammersmith station (Zone 2) which is served by the Circle line, Piccadilly line and Hammersmith and City line.

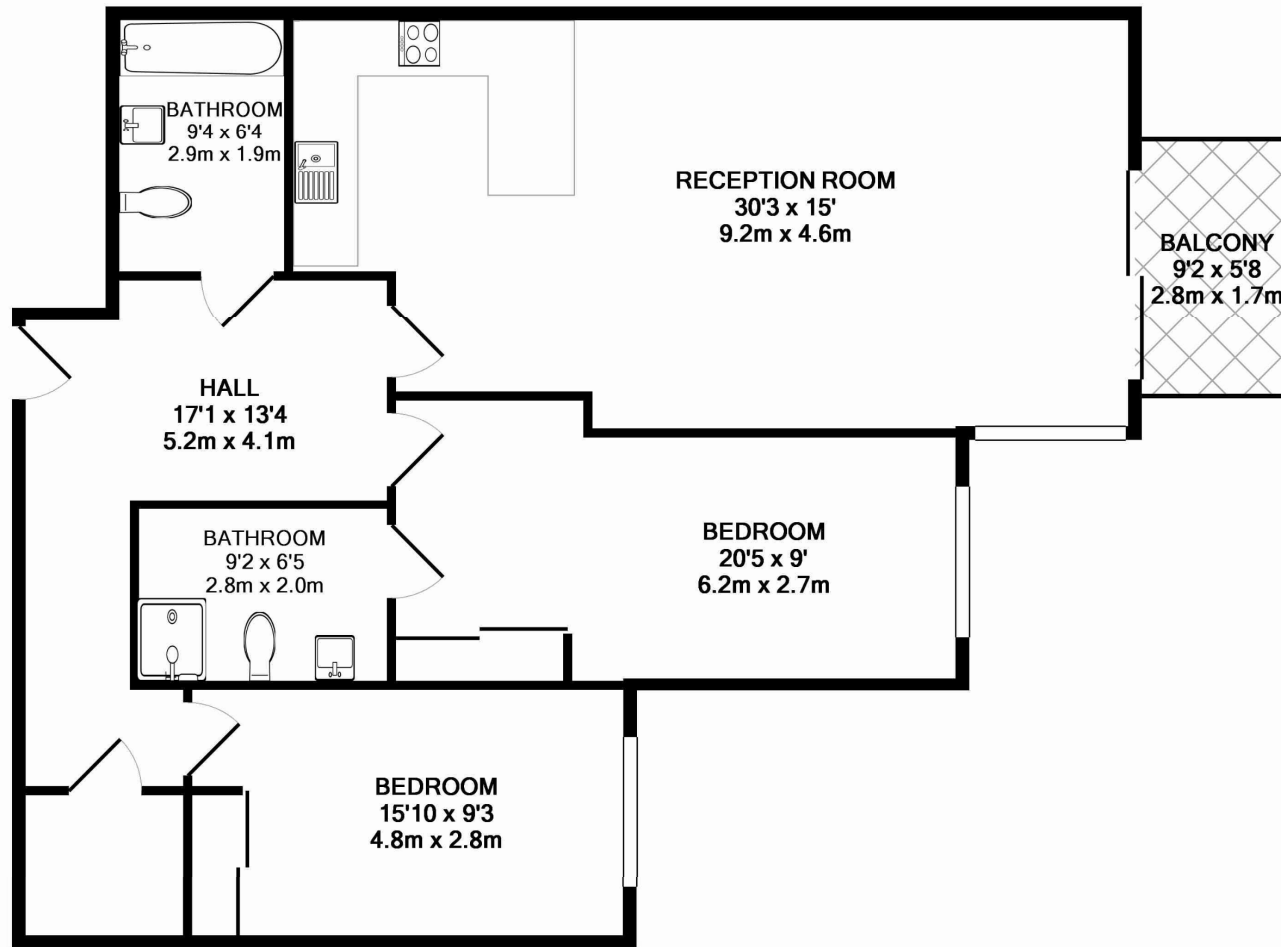




Property Features:

- Two Bedrooms
- Two Bathrooms
- 1068 Square Feet Approx.
- 4th Floor
- Private balcony with river view
- 24-Hour Concierge
- Gym, Swimming Pool and Spa Facilities
- Secure Underground Right to Park
- Hammersmith Station (Piccadilly Line. Zone 2)





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	87	87
(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	



W6 - 4TH FLOOR
TOTAL APPROX. FLOOR AREA 1068 SQ.FT. (99.2 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
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Terms & Conditions:

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Tenure: Leasehold
Expires 15/02/3011
Approximately 986 Years Remaining

Ground Rent: £450.00 (per annum)
Review Period: 20 years
Next Increase: 2031
Increase: Double

Service Charge: £9,518.92 (per annum) to June 2024

Anticipated Rent: £4,000.00 pcm
Approx. 4.6% Yield

Viewings:

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

Our reference: NIN210021

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