



# Brunswick House, Parr's Way, Fulham Reach, W6

Asking Price: £1,050,000

Benham  
& Reeves

# Brunswick House, Parr's Way, Fulham Reach, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the third floor this fabulous apartment is arranged over an approximate 994 square feet of contemporary living space, comprising an open plan reception room with floor to ceiling windows affording plenty of natural light and offering access to a private balcony. There is a modern fully fitted integrated kitchen with high end appliances, dining area and utility room. The main bedroom benefits from built in storage, and en suite bathroom. The second double bedroom also benefits from built in storage. Additional benefits include air conditioning, underfloor heating, an extra storage cupboard in the hallway, wooden flooring in the reception room and hallway and carpets in the bedrooms for added comfort.

A right to park in the development's secure underground car park is included.

Residents are also invited to be a part of a private members' club which grants you access to an array of exclusive facilities, including a gym, spa, wine cellar, golf simulator, snooker room and cinema room.

Distillery Wharf is perfectly situated within walking distance of the amenities of Hammersmith Broadway and Hammersmith Underground station which is served by the District, Circle, Piccadilly and Hammersmith & City lines. Excellent transport links provide easy access to business, shops, entertainment and airports all over London.



# Brunswick House, Parr's Way, Fulham Reach, W6

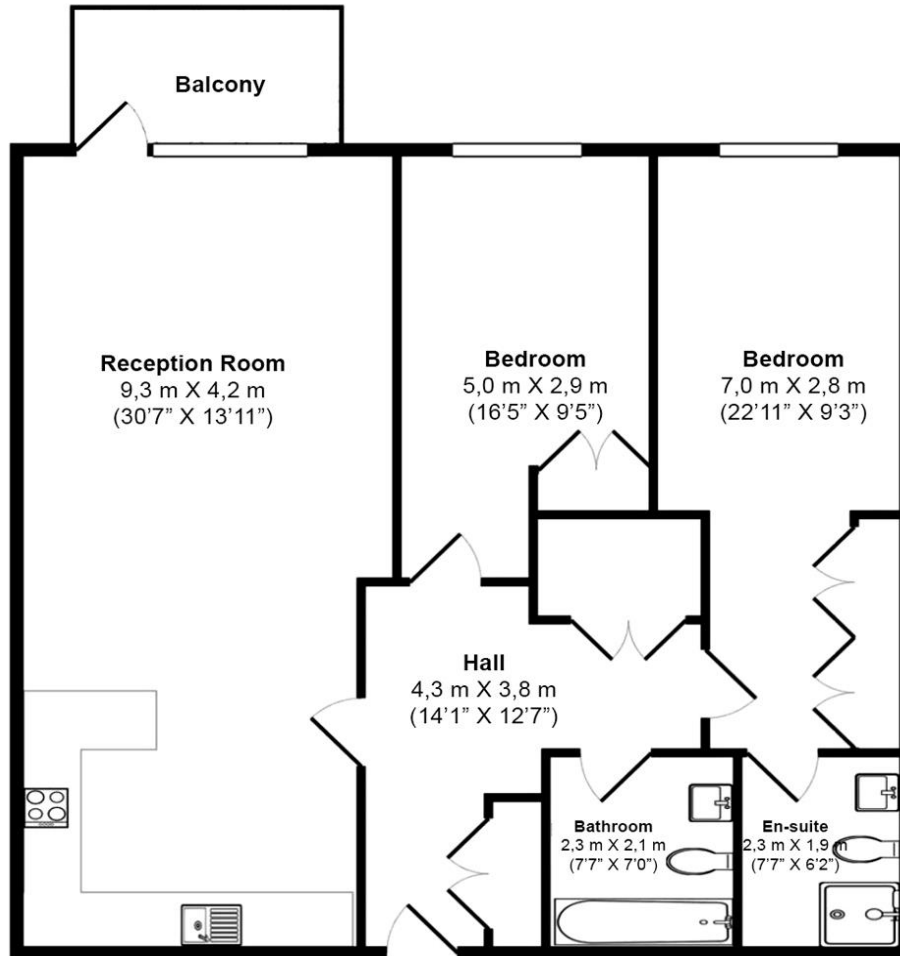


## Property Features:

- 2 Bedrooms
- 2 Bathrooms
- Third Floor
- 994 Square Feet (Approx.)
- Private Balcony
- Secure Underground Right to Park
- 24 Hour Concierge
- Gym, Swimming Pool and Spa Facilities
- Hammersmith Station (Piccadilly Line. Zone 2)



## Third Floor Total Gross Internal Area 92.4 Sq/m - 994 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

### Energy Efficiency Rating

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

## Terms & Conditions:

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

Asking Price:	£1,050,000
Tenure:	Leasehold Expires 29/09/3010 Approximately 986 Years Remaining
Ground Rent:	£450 (per annum) Review period: 20 years Next increase: 2031 Increase: Double
Service Charge:	£8,957 (per annum) to June 2024
Anticipated Rent:	£3,473 pcm Approx. 4 % Yield

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN230148

T: 020 3282 3700

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

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

