



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

Asking Price: £950,000

Benham
& Reeves

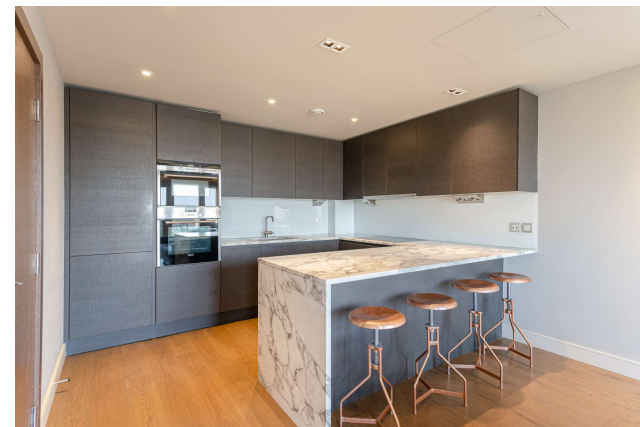
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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This superb two bedroom, two bathroom apartment spanning an approximate 840 square feet of is positioned on the sixth floor of Brunswick House. This exceptional apartment is beautifully presented throughout and benefits from a bright, open aspect with an abundance of natural light. Accommodation comprises a spacious open-plan reception/dining room with fully fitted, integrated kitchen with breakfast bar, Siemens appliances and plenty of storage. This airy space leads onto a private balcony. Both bedrooms are generously sized and equipped with luxurious built-in wardrobes. The principal bedroom benefits from a beautifully appointed en-suite shower room and access to a second balcony, the second bedroom enjoying use of a separate guest bathroom.

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.

Fulham Reach 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.



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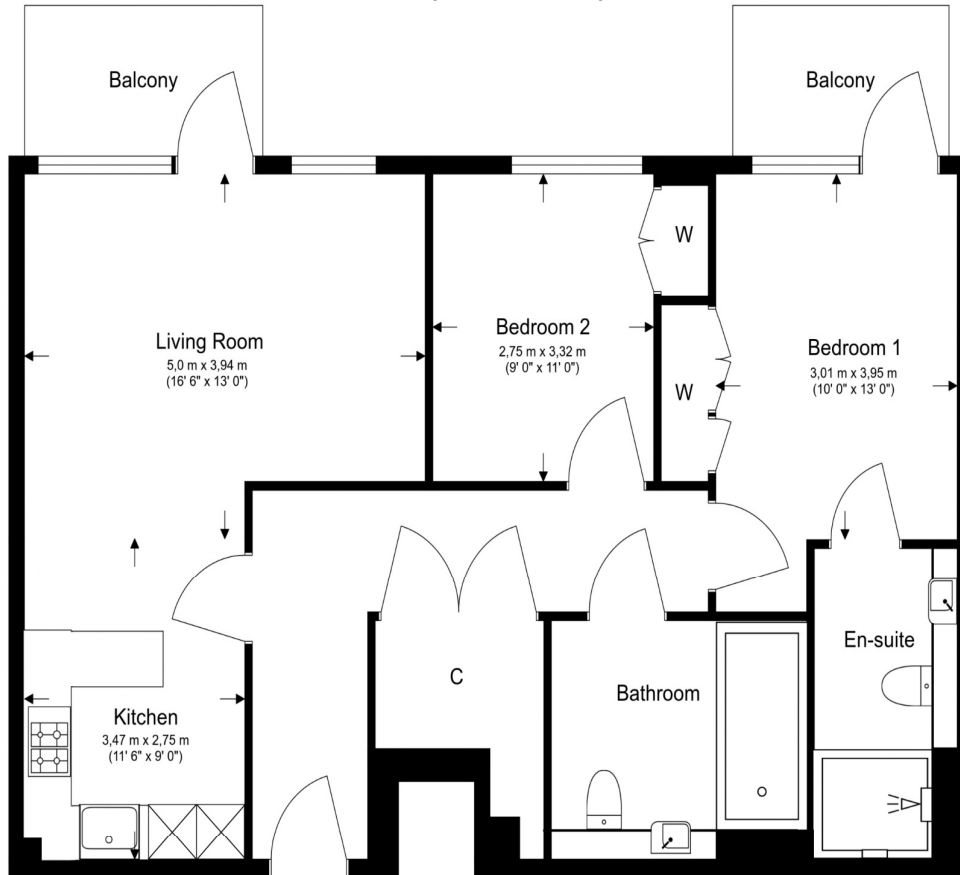
Property Features:

- Two Bedrooms
- Two Bathrooms
- Sixth Floor
- 840 Square Feet (Approx.)
- Private Balcony
- 24 Hour Concierge
- Gym, Swimming Pool and Spa Facilities
- Hammersmith Station (Piccadilly Line. Zone 2)



6th Floor

Total Gross Internal Area
78 Sq/m - 840 Sq/ft



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	

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.

Terms & Conditions:

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

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Tenure: Leasehold
Expires 29/09/3010
Approximately 986 Years Remaining

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

Service Charge: £6,616.96 (per annum) for the year 2024

Anticipated Rent: £3,700.00 pcm
Approx. 4.7 % Yield

Viewings:

All viewings are by appointment only through our Hyde Park Office.

Our reference: NIN230190

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E: hydepark.sales@benhams.com

W: www.benhams.com

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