



Lancaster House, Beadon Road, Hammersmith, W6

Asking Price: £825,000

Benham
& Reeves

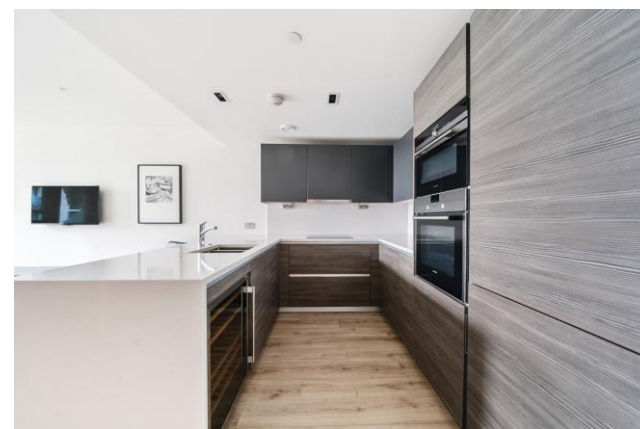
Lancaster House, Beadon Road, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Share of Freehold

A two bedroom apartment situated on the seventh floor of Lancaster House, within the highly sought-after development Sovereign Court - within walking distance of Hammersmith underground station. The apartment is approximately 785 square feet internally.

The apartment comprises an open-plan reception room with floor-to-ceiling windows affording lots of natural light and opening onto a private balcony overlooking the manicured communal gardens. Dining area, a fully fitted modern kitchen with stone worktop and integrated appliances. There is a spacious main bedroom with built-in storage space and a contemporary en-suite double walk-in shower room, second double bedroom and a very good size family bathroom. Other benefits include two wall mounted TVs included, smart home automation system, air conditioning, underfloor heating, air ventilation system, wood flooring in the reception room and quality carpets in the bedrooms.

The development benefits from a 24-hour concierge, residents' gym and communal gardens. The property is ideally located within walking distance of Hammersmith underground station, which is serviced by the Circle, District, Piccadilly and Hammersmith and City lines.





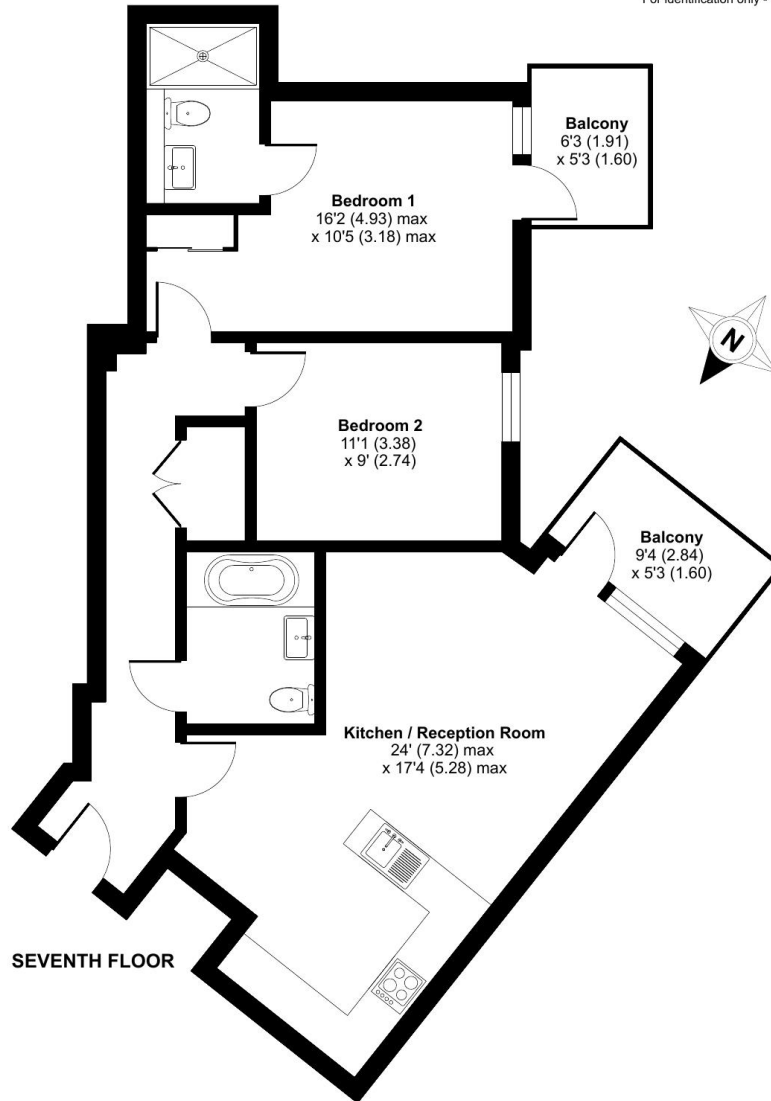
Property Features:

- 2 Bedrooms
- 2 Bathrooms
- 2 Balconies
- 785 Square Feet (Approx.)
- Concierge / Gym / Communal Gardens
- Fourth Floor
- Hammersmith Station (Zone 2)
- Modern And Luxurious Development



Beadon Road, Hammersmith, W6

Approximate Area = 785 sq ft / 72.9 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	88	88
(81-91) B		
(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 produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Benham & Reeves. REF: 1169130

Terms & Conditions:

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

Asking Price:	£825,000
Tenure:	Share of Freehold Expires 01/01/3013 Approximately 987 Years Remaining
Ground Rent:	£275.00 (per annum) Review period: 20 Years Next Review: 2034
Service Charge:	£4,738.00 (per annum) To June 2025
Anticipated Rent:	£3,100.00 pcm Approx. 4.5 % Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: ACC220001

T: 020 7402 9866

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

