



Lancaster House, Sovereign Court, Hammersmith, W6

Asking Price: £950,000

Benham
& Reeves

Lancaster House, Sovereign Court, Hammersmith, W6

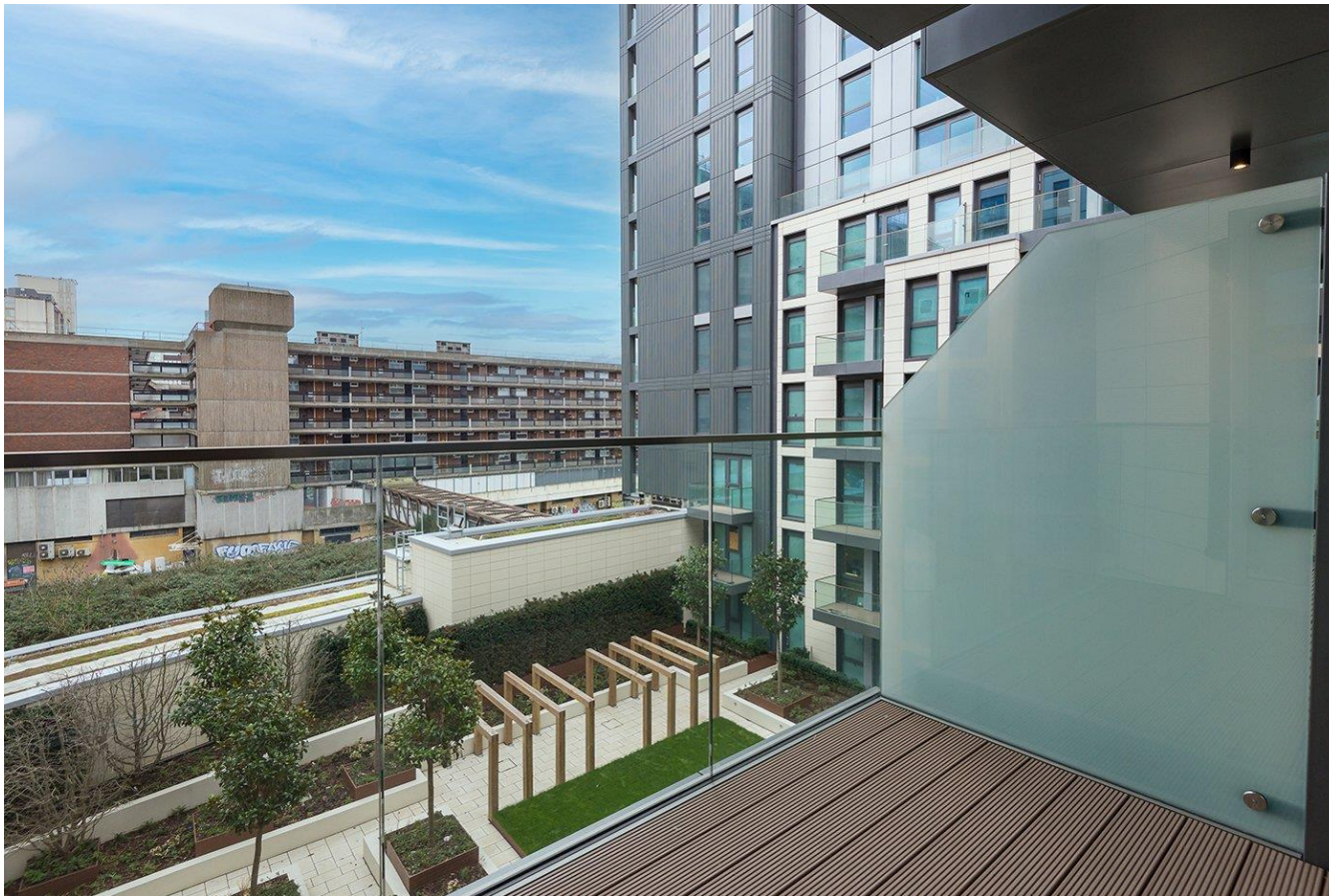
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A two-bedroom apartment situated on the fourth floor of Lancaster House, within the highly sought-after development Sovereign Court - within walking distance of Hammersmith Underground station. The apartment is approximately 823 square feet internally.

The apartment comprises; open plan reception 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. Spacious master 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 2 x wall mounted TVs included, smart home automation system, air conditioning, underfloor heating, air ventilation system, wood flooring in the reception 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.

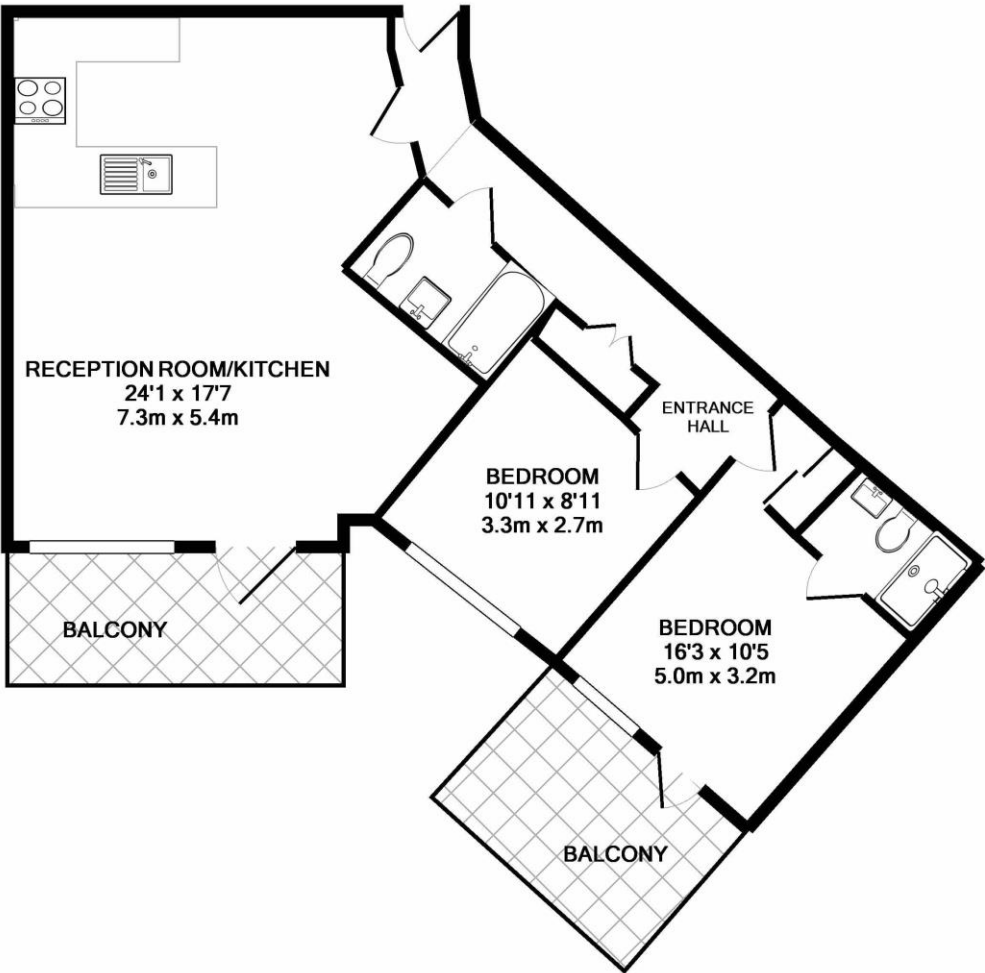




Property Features:

- 2 Bedrooms
- 2 Bathrooms
- 2 Balconies
- Fourth Floor
- 823 Square Foot (approx.)
- Concierge / Gym / Communal Gardens
- Modern and Luxurious Development
- Hammersmith Station (Zone 2)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	88	88
(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	



4TH FLOOR
TOTAL APPROX. FLOOR AREA 823 SQ.FT. (76.5 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 01/01/3013
989 Years Remaining

Ground Rent: £300 (per annum)
Review Period: 20 years
Next increase: 2034

Service Charge: £4362 (per annum) for the year 2023

Viewings:

All viewings are by appointment only through our Imperial Wharf Office.

Our reference: BEA220435

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W: www.benhams.com

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