

Asking Price: £925,000





2 Bedroom (s)

∠ 2 Bathroom (s) Leasehold

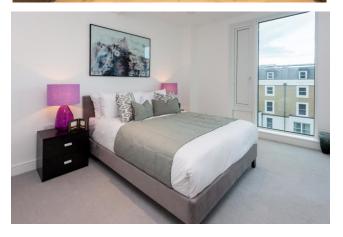
Situated on the third floor of Sovereign Court, this roomy two bedroom, two bathroom apartment spanning an approximate 964 square feet overlooks a private courtyard. Featuring wood flooring, fullheight windows and a fitted kitchen, the open-plan design is enhanced by the addition of a spacious balcony. The apartment is equipped with both en-suite and family bathrooms. All rooms benefit from comfort cooling technology and storage space is abundant throughout.

The development benefits from a 24-hour concierge, residents' gym and communal gardens.

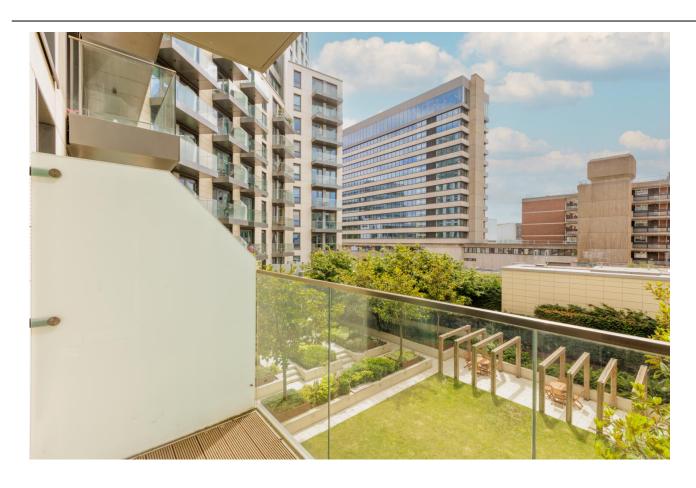
The property is ideally located within walking distance of Hammersmith underground station, which is serviced by the Circle, District, Piccadilly and Hammersmith and City lines.











Property Features:

- Two Bedrooms
- Two Bathrooms
- Third Floor
- 964 Square Feet (Approx.)
- Balcony
- 24 Hour Concierge
- Communal Garden
- Lift
- Residents' Gymnasium
- Hammersmith Station (Circle, District,
 Piccadilly and Hammersmith and City lines)
 0.2 miles







Third Floor Total Gross Internal Area



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
Findiand Scotland & Wales	EU Directive 2002/91/E0	· ·



Terms & Conditions:

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

Asking Price: £925,000

Tenure: Leasehold

Expires 01/01/3013

Approximately 988 Years Remaining

Ground Rent: £300 (per annum)

Review period: 20 years

Next: 2038

Service Charge: £5150.00 (per annum)

for the year 2024

Anticipated Rent: £3,300 pcm

Approx. 4.3 % Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: KEN230060

T: 020 3282 3700

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 it 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.







