



Lancaster House, Beadon Road, Hammersmith, W6

Asking Price: £925,000

Benham
& Reeves

Lancaster House, Beadon Road, Hammersmith, W6

 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, full-height 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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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

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