



Distillery Wharf, Parr's Way, Hammersmith, W6

Asking Price: £1,350,000

 Benham
& Reeves

Distillery Wharf, Parr's Way, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A delightful, bright and modern flat in Fulham Reach, one of the finest riverside developments. Set on the sixth floor, the apartment offers 1,047 square feet (approx.) of contemporary living space comprising an open-plan reception room with floor-to-ceiling windows affording plenty of natural light and access to a private balcony with river views. There is a fully integrated modern kitchen with high end appliances, dining area and utility room. The main bedroom benefits from built-in storage and a fully tiled en-suite bathroom. The further double bedroom also benefits from built-in storage. The apartment also features air conditioning, underfloor heating, an extra storage cupboard in the hallway, wooden flooring in the reception room and hallway and carpets in the bedrooms for added comfort.

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. A right to park in the development's secure underground car park is included.

Distillery Wharf 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.



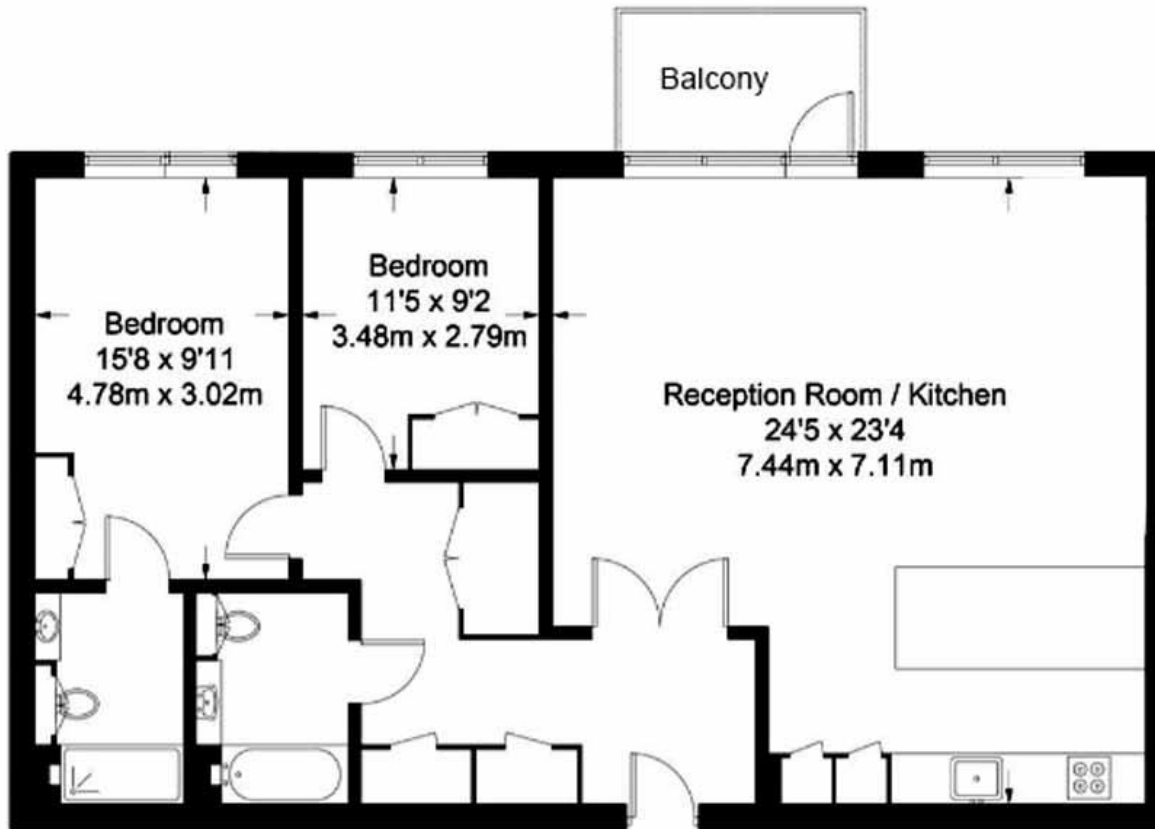


Property Features:

- Two Bedrooms
- Two Bathrooms
- 6th Floor
- 1047 Square Feet (Approx.)
- Balcony with River Facing View
- Underground Right to Park
- Gym, Spa, Wine Cellar, Golf Simulator, Snooker Room and Cinema Room
- Hammersmith Broadway and Underground Station (Zone 2)



Sixth Floor Total Gross Internal Area 97.3 Sq/m - 1047 Sq/ft



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | 86 | 86 |
| (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.

| | |
|-------------------|--|
| Asking Price: | £1,350,000 |
| Tenure: | Leasehold Expires 28/09/3010 Approximately 985 Years Remaining |
| Ground Rent: | £450.00 (per annum) Review period: 20 years Next: 2031 Increase: Double |
| Service Charge: | £10,239.14 (per annum) for the year 2025 |
| Anticipated Rent: | £4,000.00 pcm Approx. 3.6 % Yield |

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN210013

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 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

