



Lancaster House, Beadon Road, Hammersmith, W6

Offers in excess of: £900,000

Benham
& Reeves

Lancaster House, Beadon Road, Hammersmith, W6

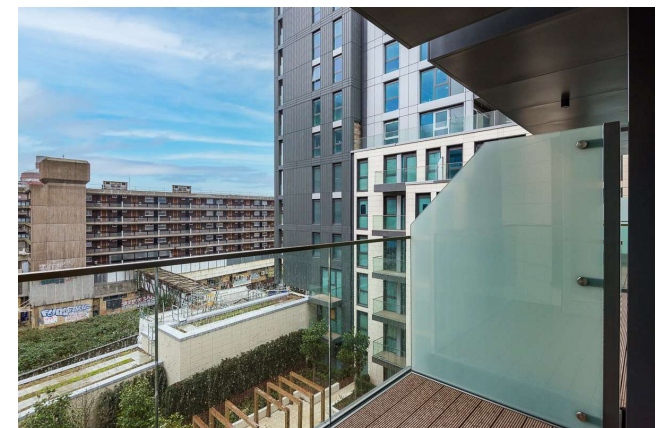
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the sixth floor of Lancaster House, Sovereign Court is this luxurious two-bedroom, two-bathroom apartment, spanning an approximate 832 square feet.

This spacious apartment consists a large open plan reception room/kitchen area, fully equipped with high specification integrated appliances and has access to the first of the apartment's two balconies. The principal bedroom includes a fitted wardrobe, has access to an en suite shower room and also has access to the second of the apartment's balconies. There is a second double bedroom, a family bathroom and ample storage. Additional benefits include wooden flooring, air conditioning.

Sovereign Court benefits from a 24-hour concierge, residents' gymnasium, lift, communal gardens and is ideally located within walking distance to an array of restaurants, bars and shops as well as Hammersmith underground station.

Transport Links - Hammersmith Underground Station (Circle, District, Piccadilly and Hammersmith and City lines - Zone 3)

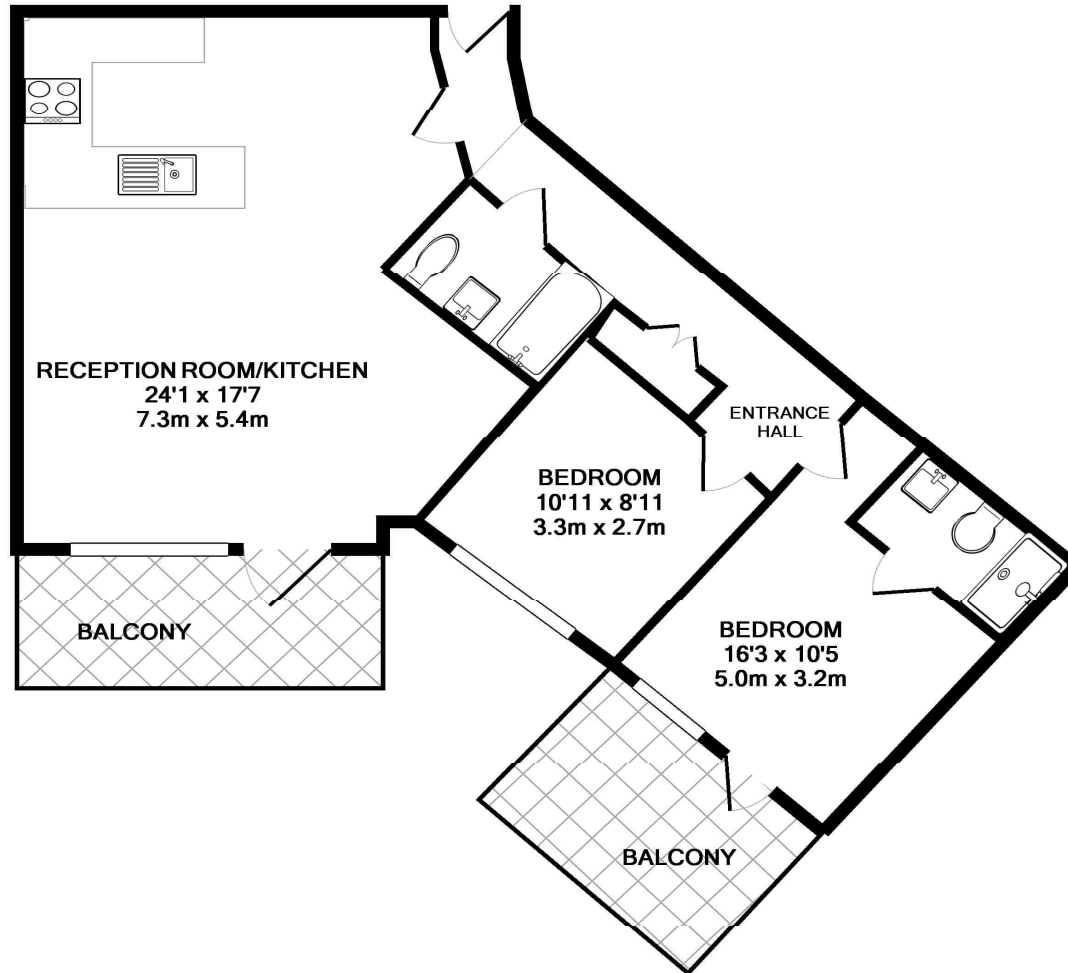




Property Features:

- Two Bedrooms
- Two Bathrooms
- Sixth Floor
- 832 Square Feet (Approx.)
- Two Balconies
- 24 Hour Concierge
- Communal Garden
- Lift
- Residents' Gymnasium
- Hammersmith Station (Circle, District, Piccadilly and Hammersmith and City lines- Zone 3)





| 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 | |



6TH FLOOR
TOTAL APPROX. FLOOR AREA 832 SQ.FT. (77.5 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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Tenure: Leasehold
Expires 01/01/3013
Approximately 990 Years Remaining

Ground Rent: £300 (per annum) for the year 2022
REVIEW: 20 Years
NEXT: 2038

Service Charge: £2,414.64 (per annum) for the year 2022

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN220286

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W: www.benhams.com

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