



# Distillery Wharf, Regatta Lane, Hammersmith, W6

Asking Price: £1,260,000

 Benham  
& Reeves

# Distillery Wharf, Regatta Lane, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This exceptional residence, located on the fifth floor, spanning an approximate 959 square feet of living space, thoughtfully designed to exude modern elegance. The south-east facing plan bathes the reception room with natural light through the floor to ceiling windows, which lead to a private balcony, perfect for relaxation and taking in the scenic views. The fully integrated, high-end kitchen with top-of-the-range appliances, along with the inviting dining area and convenient utility room. The main bedroom benefits from built-in storage and an exquisite en-suite shower room. Equally, the second double bedroom offers built-in storage, providing ample space for all your needs. The apartment further benefits from air conditioning and underfloor heating, ensuring the perfect ambiance year-round. Additionally, the apartment features wooden flooring in the reception room and hallway, while the bedrooms have luxurious carpets.

A right to park in the development's secure underground car park is included, ensuring you have peace of mind and hassle-free living. 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.

Conveniently located within walking distance to Hammersmith Broadway and Hammersmith Underground station, served by the District, Circle, Piccadilly, and Hammersmith & City lines, Distillery Wharf provides exceptional transport links, offering easy access to business centres, shopping districts, entertainment venues, and all major airports across London.





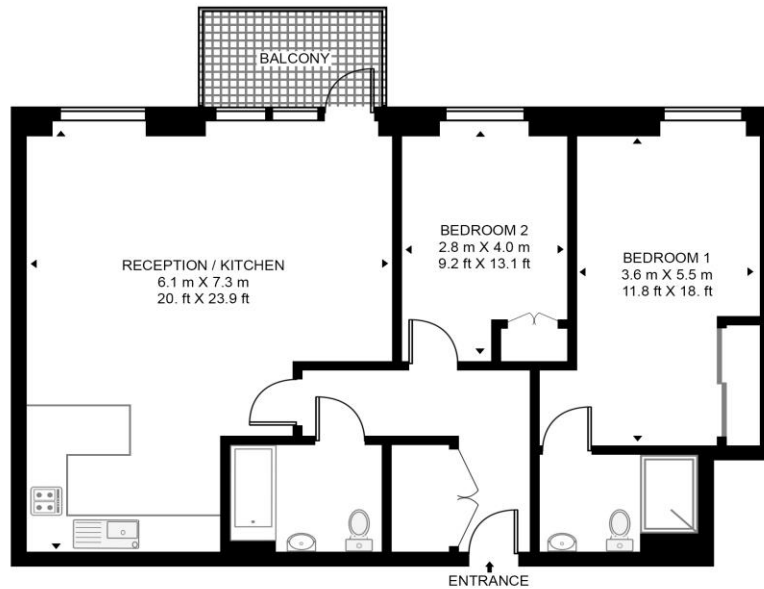
## Property Features:

- Two Bedrooms
- Two Bathrooms
- Fifth Floor
- 959 Square Feet (Approx.)
- Right to Park
- 24 Hour Concierge
- Gym, Swimming Pool and Spa Facilities
- Hammersmith Station (Piccadilly Line. Zone 2)



## DISTILLERY WHARF, FULHAM REACH

APPROXIMATE GROSS INTERNAL FLOOR AREA 959 SQ.FT (89.1 SQ.M)



FIFTH FLOOR

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

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

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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: £6,000.00 (per annum) for the year 2024

Anticipated Rent: £3,525.00 pcm  
Approx. 3.4 % Yield

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN220327

T: 020 7402 9866

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W: [www.benhams.com](http://www.benhams.com)

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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

