



# Distillery Wharf, Chancellors Road, Hammersmith, W6

Asking Price: £1,050,000

Benham  
& Reeves



# Distillery Wharf, Chancellors Road, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A delightful, bright and modern flat in Fulham Reach, one of the finest new riverside developments. Set on the third floor, the apartment offers 1,052 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. There is a fully integrated modern kitchen with high end appliances, dining area and utility room. The main bedroom benefits from built in storage, an ensuite bathroom and an additional private balcony. The further double bedroom also benefits from built-in storage. The apartment further benefits from 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.

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.

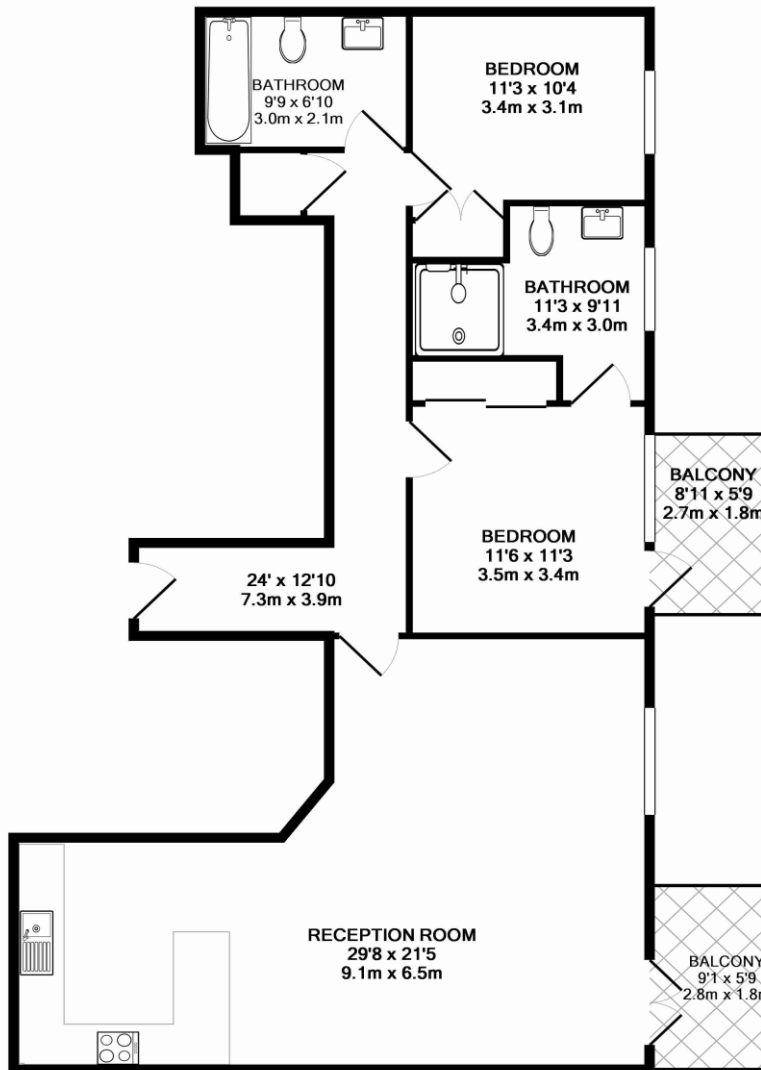




## Property Features:

- Two Bedrooms
- Two Bathrooms
- Third Floor
- 1052 Square Feet (Approx.)
- Private Balcony
- 24 Hour Concierge
- Gym, Swimming Pool and Spa Facilities
- Hammersmith Station (Piccadilly Line. Zone 2)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</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	

DW.FR.W6 - 3RD FLOOR  
TOTAL APPROX. FLOOR AREA 1052 SQ.FT. (97.7 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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## Terms & Conditions:

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

Asking Price:	£1,050,000
Tenure:	Leasehold Expires 29/09/3010 Approximately 986 Years Remaining
Ground Rent:	£450 (per annum) Review period: 20 years Next increase: 2031 Increase: Double
Service Charge:	£8829 (per annum) to July 2024
Anticipated Rent:	£4,000 pcm Approx. 4.3 % Yield

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

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