



Holland House, Parris Way, Hammersmith, W6

Asking Price: £1,100,000

Benham
& Reeves

Holland House, Parrs Way, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This superb two bedroom, two bathroom apartment spanning an approximate 821 square feet of accommodation is positioned on the fourth floor of a brand new building, Holland House. This exceptional apartment is beautifully presented throughout and benefits from a bright, open aspect with an abundance of natural light. Accommodation comprises a spacious open-plan reception/dining room with fully fitted, integrated kitchen with breakfast bar, Siemens appliances and plenty of storage. This airy space leads onto a private terrace. Both bedrooms are generously sized and equipped with luxurious built-in wardrobes. The principal bedroom benefits from a beautifully appointed en-suite shower room, the second bedroom enjoying use of a separate guests' bathroom.

Residents are also invited to be a part of a private members club which grants access to an array of exclusive facilities, including a gym, spa, wine cellar, golf simulator, snooker room and cinema room.

Fulham Reach 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.





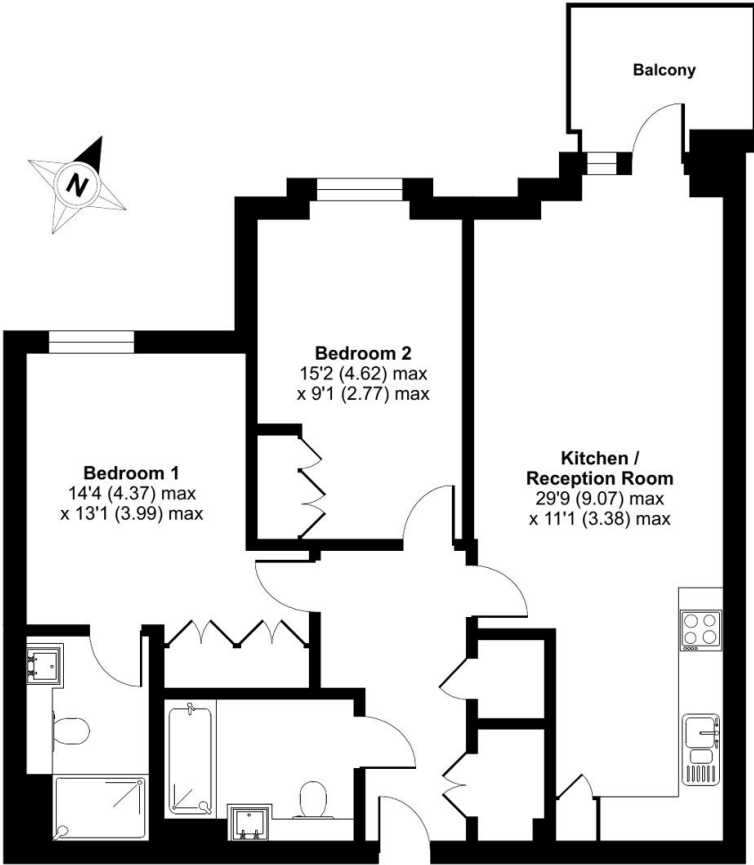
Property Features:

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



Parrs Way, London, W6

Approximate Area = 821 sq ft / 76.3 sq m
 For identification only - Not to scale



FOURTH FLOOR

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 produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Benham & Reeves. REF: 1094579

Terms & Conditions:

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

Asking Price:	£1,100,000
Tenure:	Leasehold Expires 01/01/3022 Approximately 997 Years Remaining
Ground Rent:	Nil
Service Charge:	£5,200.00 (per annum) for the year 2024
Anticipated Rent:	£4,000.00 pcm Approx. 4.4 % Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN240043

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