



Broomhouse Dock, Carnwath Road, Hurlingham, SW6

Asking Price: £875,000

Benham
& Reeves

Broomhouse Dock, Carnwath Road, Hurlingham, SW6

 2 Bedroom (s)  2 Bathroom (s)  Share of Freehold

This spectacular dual aspect flat with direct river views and parking. Spanning an approximate 1,018 square feet, the flat comprises two double bedrooms, two bathrooms, living room, a separate kitchen and an additional WC. The living room has large floor to ceiling windows that lead out onto two private balconies, with one facing the river. The kitchen includes integrated appliances and tiled flooring. The principal bedroom is large and includes plenty of storage with built-in wardrobes and has a four piece ensuite bathroom. There is another spacious bedroom also with an ensuite and built in wardrobes.

Broomhouse Dock is a popular gated development located on the River Thames. Residents enjoy the surrounding green areas with South Park and Hurlingham park a short stroll away. The local Supermarket is Sainsburys and there is an array of shops and restaurants nearby both New Kings Road and Wandsworth Bridge Road.

Residents also enjoy the development's close proximity to public transport. Putney Bridge, Parsons Green underground station as well as Wandsworth Town Railway Station all under a mile away.

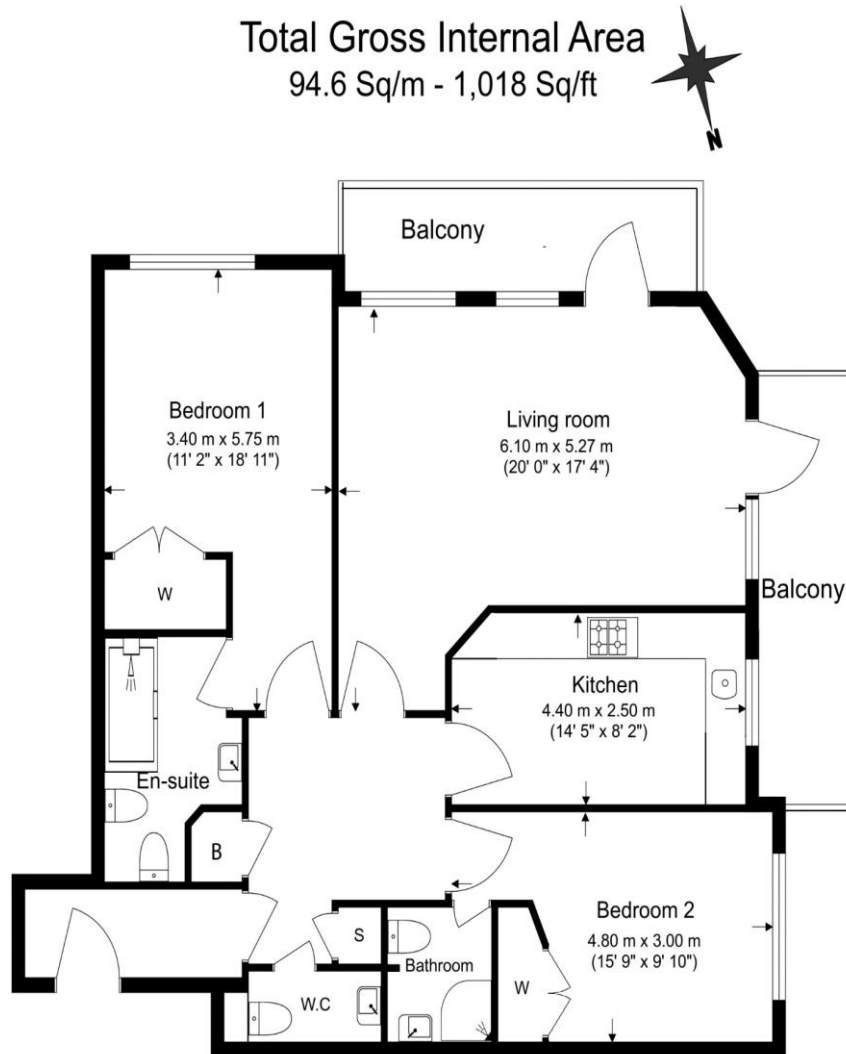




Property Features:

- Two Bedrooms
- Two Bathrooms
- Separate Kitchen
- Dual Aspect
- Second Floor
- 1018 Square Feet (Approx.)
- Two Private Balconies
- Direct River Views
- Modern Gated Development with Visitor Parking
- Allocated Underground Parking
- Putney Bridge Underground Station (0.6 Miles) - District Line





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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

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

Asking Price:	£875,000
Tenure:	Leasehold Expires 31/10/2995 Approximately 971 Years Remaining
Ground Rent:	Nil
Service Charge:	£4,000.00 (per annum) to March 2025
Anticipated Rent:	£3,000.00 pcm Approx. 4.1 % Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN240171

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