



Matcham House, Glenthorne Road, Hammersmith, W6

Offers Over: £1,650,000

Benham
& Reeves

Matcham House, Glenthorne Road, Hammersmith, W6

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

Spanning an impressive 1572 square feet is this three bedroom, two bathroom flat nestled in a residential area of Hammersmith. This bright and spacious apartment comprises an open-plan dual aspect reception room with access to a private balcony enjoying far reaching views. The flat features floor to ceiling windows affording lots of natural light, dining space, a smart fitted kitchen with a marble finished worktop and Siemens integrated appliances. There is a spacious principal bedroom with built in storage space and a contemporary en-suite bathroom with a double walk-in shower. There are two further double bedrooms one which have access to a private balcony, with quality carpets and an additional well sized family bathroom. Other benefits include a smart home automation system, air conditioning and hot air system, underfloor heating in the bathrooms and wood flooring in the reception room.

Sovereign Court is a Berkeley Development and development began in 2020. The development benefits from a 24 hour concierge, residents' gym and communal gardens. Residents enjoy the convenience of the development with the popular high street a short stroll away.

Matcham House 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.



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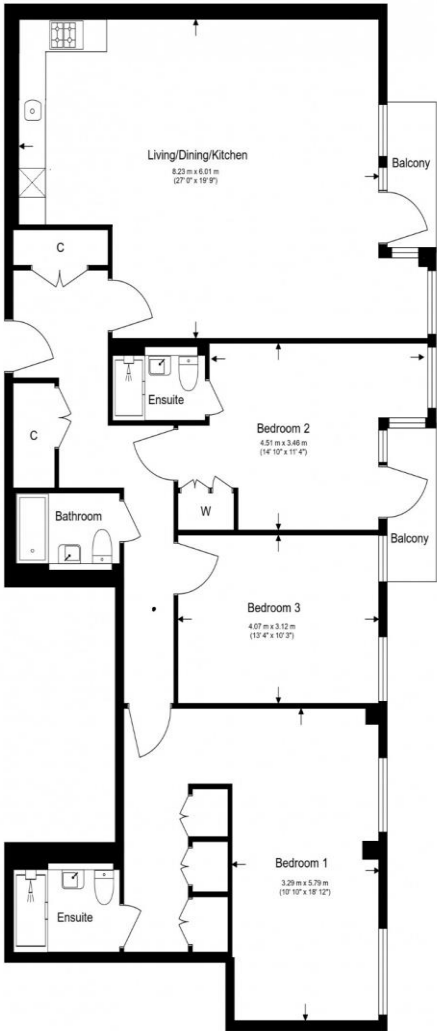


Property Features:

- Three Bedrooms
- Three Bathrooms
- Two Private Balconies
- 4th Floor
- 1572 Square Feet (Approx.)
- 24-Hour Concierge
- Residents' Gym
- Hammersmith Station (Piccadilly Line. Zone 2)



Total Gross Internal Area
146 Sq/m - 1572 Sq/ft



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	83	83
(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.

Offers Over:	£1,650,000
Tenure:	Leasehold Expires 31/12/3012 Approximately 988 Years Remaining
Ground Rent:	£800.00 (per annum) Review Period: 20 years Next: 2034
Service Charge:	£7,810.00 (per annum) for the year 2024
Anticipated Rent:	£5,500.00 pcm Approx. 4.0 % Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN230181

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