



Faulkner House, Tierney Lane, Hammersmith, W6

Asking Price: £1,870,000

Benham
& Reeves

Faulkner House, Tierney Lane, Hammersmith, W6

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

A delightful and bright flat in Fulham Reach, one of the finest new riverside developments. Set on the second floor, the apartment offers 1,365 square feet (approx.) of contemporary living space comprising an open-plan reception, floor-to-ceiling windows affording plenty of natural light, and access to two private balconies. There is a fully integrated, modern kitchen, high-end appliances, dining area and utility room. The main bedroom benefits from built-in storage and a full en-suite bathroom. There are two further double bedrooms also with built in storage that share an en-suite bathroom and the first bedroom also has access to one of the balconies. The apartment further benefits from air conditioning, underfloor heating and wooden flooring throughout. There is an extra storage cupboard in the hallway and secure underground parking.

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.

Faulkner 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 providing easy access to business, shops, entertainment and airports all over London.





Property Features:

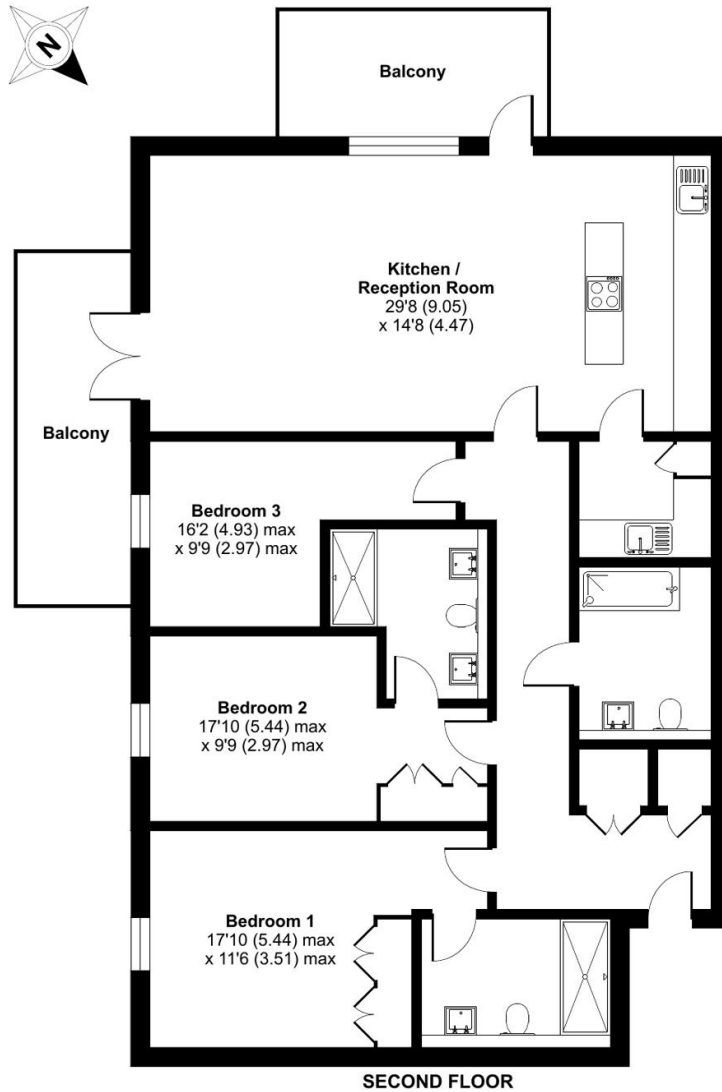
- Three Bedrooms
- Three Bathrooms
- 2nd Floor
- 1,365 Square Feet (Approx.)
- Two South-East and South-West Facing Private Balconies
- With Underground Right To Park Space
- 24 Hour Concierge
- Residents' Gym, Pool, Spa Facilities and Cinema Room
- Hammersmith Underground Station (Zone 2)



Faulkner House Tierney Lane, London, W6

Approximate Area = 1365 sq ft / 126.8 sq m

For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	88	88
(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	



Terms & Conditions:

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

Asking Price: £1,870,000

Tenure: Leasehold
Expires 29/09/3010
Approximately 986 Years Remaining

Ground Rent: £800.00 (per annum)
Review period: 10 years
Next Increase: 2033
Increase: in line with RPI for the relevant year

Service Charge: £10,500.00 (per annum)
for the year 2024

Anticipated Rent: £5,321.00 pcm
Approx. 3.4 % Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN240070

T: 020 3282 3700

E: hammersmith.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
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

