

Hamilton House, Parr's Way, Hammersmith, W6

Asking Price: £1,600,000

Benham & Reeves

Hamilton House, Parr's Way, Hammersmith, W6

2 Bedroom (s) 2 Bathroom (s) Leasehold

Spanning an impressive 1,209 square feet (approximately) is this well presented two bedroom, two bathroom flat. The open plan living room is surrounded by floor-to-ceiling windows providing an open and airy atmosphere, and paves way to the wrap-around balcony. The kitchen includes fully integrated appliances and is finished to a high standard. Both bedrooms benefit from built-in wardrobes, ensuite bath/shower rooms and also have access to the balcony. Along the hallway, there is plenty of storage and a W/C. Added benefits include parking, air conditioning and underfloor heating.

Located on the banks of the River Thames, close to Hammersmith Bridge, it is ideally located for access to the peaceful riverside walkways and charming waterfront pubs and restaurants along this stretch. The Fulham Reach development benefits from 24-hour concierge service, private fitness centre, swimming pool, sauna, treatment room, wine cellar and virtual golf as well as shops, bars and restaurants.

Hammersmith underground station is 0.5 miles away and offers Hammersmith and City, Circle, District and Piccadilly Line services into Central London.







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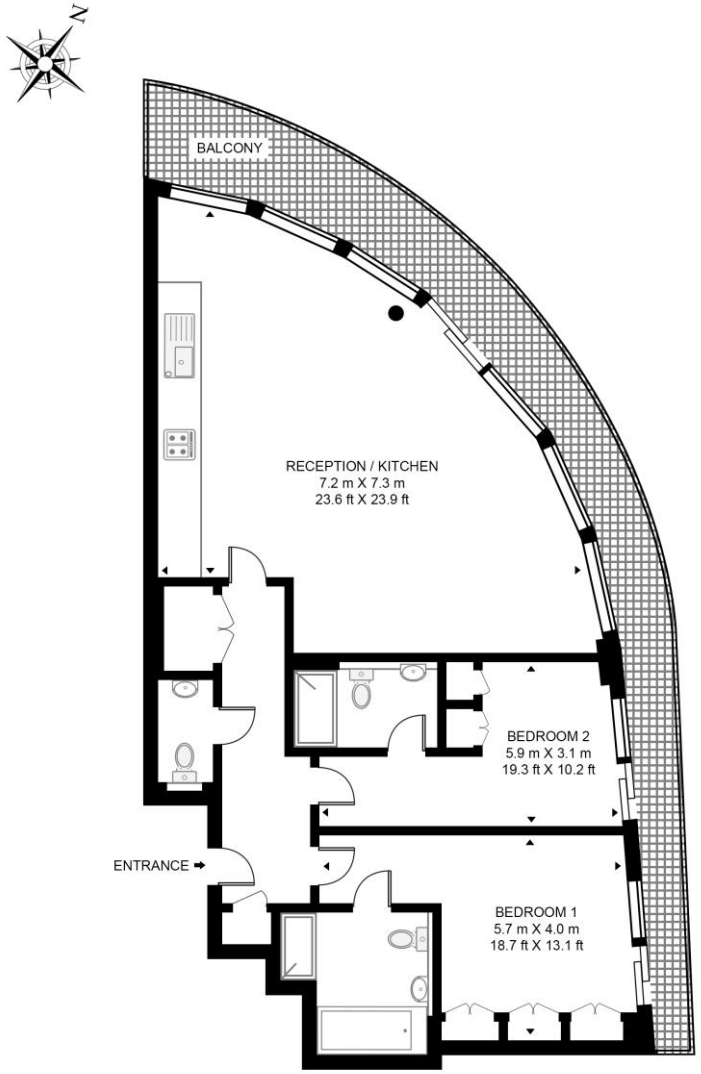
Property Features:

- Two Bedrooms
- Two Bathrooms
- Separate W/C
- Second Floor
- 1209 Square Feet (Approx.)
- Parking
- 24 Hour Concierge
- Residents' Gym, Spa, Swimming Pool, Virtual Golf and Screening Room
- Riverside Location
- Hammersmith Underground Station (Zone 2)

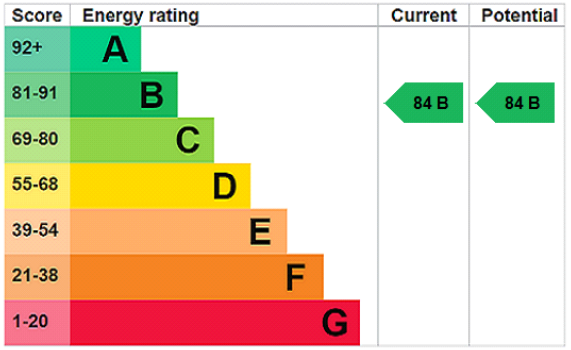
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HAMILTON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA 1209 SQ.FT (112.3 SQ.M)



SECOND FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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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:	£1,600,000
Tenure:	Leasehold Expires 28/09/3010 Approximately 984 Years Remaining
Ground Rent:	£600.00 (per annum) For the year 2026
Service Charge:	£11,268.00 (per annum) For the year 2026
Anticipated Rent:	£4,500.00 pcm Approx. 3.4% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN250237

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W: www.benhams.com

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