

Faulkner House, Tierney Lane, Hammersmith, W6

Asking Price: £1,580,000

Benham & Reeves

Faulkner House, Tierney Lane, Hammersmith, W6

3 Bedroom (s) 3 Bathroom (s) Leasehold

A delightfully bright flat in Fulham Reach, one of London's finest new riverside developments. Set on the third floor, the apartment offers 1,362 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, a dining area and a utility room. The main bedroom benefits from built-in storage and an en-suite bathroom. There are an additional two double bedrooms, also with built-in storage, that both share a Jack and Jill en-suite bathroom, with one having access to one of the balconies.
The apartment further benefits from air conditioning, underfloor heating and wooden flooring throughout. There is a storage cupboard in the hallway and secure underground parking.

Residents are also invited to be a part of a private members' club, which grants them 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 London's business, shopping, entertainment areas and all London regional airports.

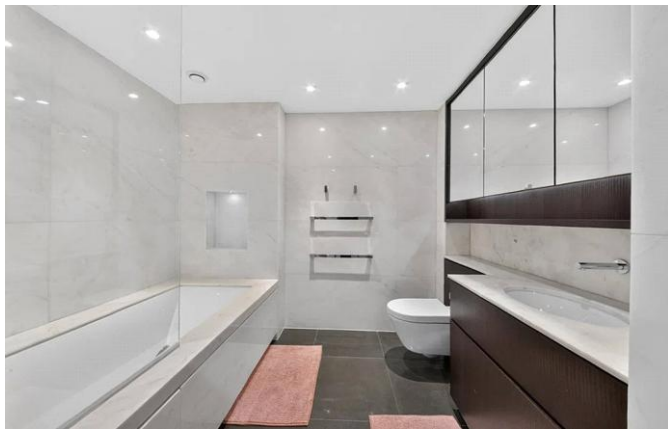






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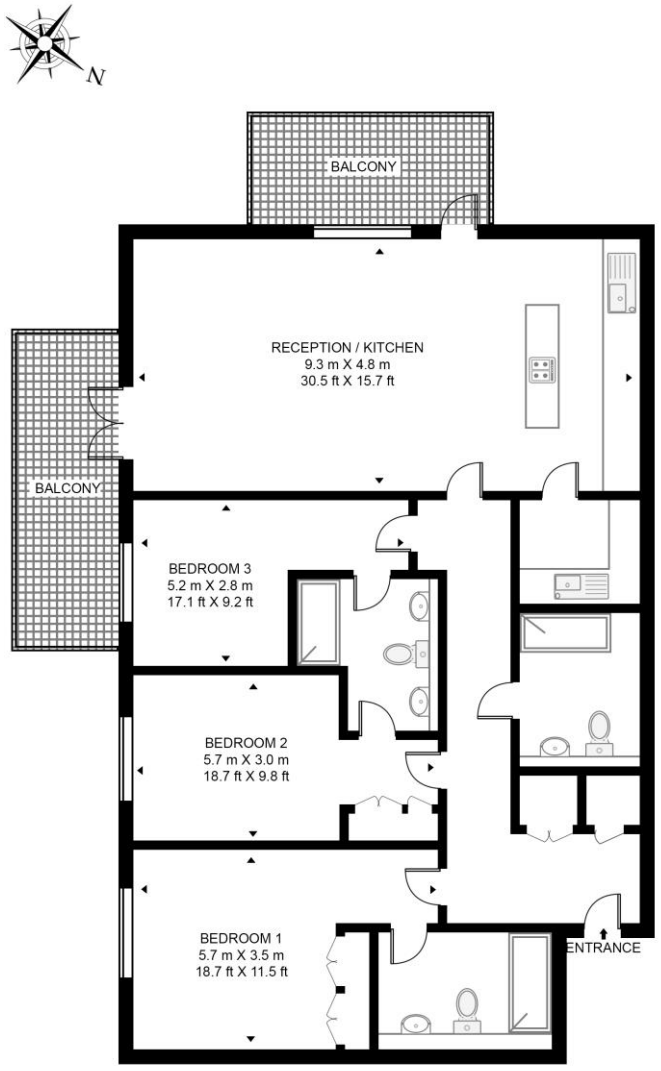
Property Features:

- Three Bedrooms
- Three Bathrooms
- Third Floor
- 1,362 Square Feet (Approx.)
- Two Private South-East and South-West Facing Balconies
- With Underground Right to Park Space
- 24-Hour Concierge
- Residents' Gym, Pool, Spa Facilities and Cinema Room
- Hammersmith Underground Station (Zone 2)

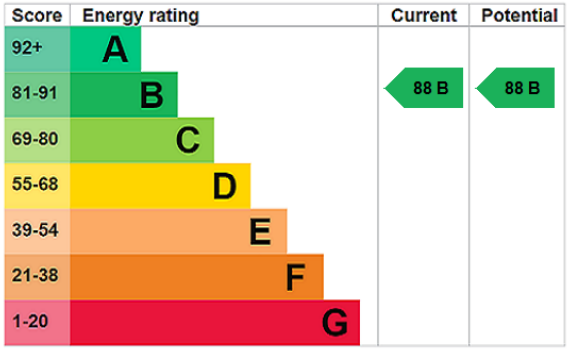
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FAULKNER HOUSE, FULHAM REACH

APPROXIMATE GROSS INTERNAL FLOOR AREA 1362 SQ.FT (126.5 SQ.M)



THIRD 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:	£1,580,000
Tenure:	Leasehold Expires 28/11/3010 Approximately 983 Years Remaining
Ground Rent:	£976.50 (per annum) Review Period: 10 years Next: 2031 Increase: By RPI for the relevant year
Service Charge:	£10,809.30 (per annum) For the year 2025
Anticipated Rent:	£6,500.00 pcm Approx. 4.9% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN250271

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