



Brunswick House, Parr's Way, London W6

Brunswick House

London W6

A fantastic two-bedroom, first floor apartment within the award-winning Fulham Reach development. Finished to a high specification, the apartment comprises open plan reception room leading onto a private balcony, bespoke fitted kitchen with marble kitchen worktop and integrated Miele appliances, two double bedrooms with fitted wardrobe space and two luxury bathrooms with heated wall panel, chrome robe hooks and towel rails.

Brunswick House is set in beautifully landscaped gardens next to a sweeping riverside promenade, its location is a perfect balance between city life and serene waterside living.



Guide price: £985,000

Tenure: Leasehold: approximately 986 years remaining

Service charge: £9,518.92 per annum, paid 6 monthly, reviewed every year, next review due 2025

Ground rent: £450.00 per annum, paid 6 monthly. Review date hasn't been confirmed

Local authority: London borough of Hammersmith and Fulham





Location

Fulham Reach is located on one of the most dramatic stretches of the River Thames with residents benefitting from exclusive residents' facilities including pool, cinema & gym, a bustling boulevard with cafes, bars & restaurants and convenient transport links.

Hammersmith Underground Station which services the Circle, District, and Piccadilly line into central London is nearby, as well as a number of bus links.

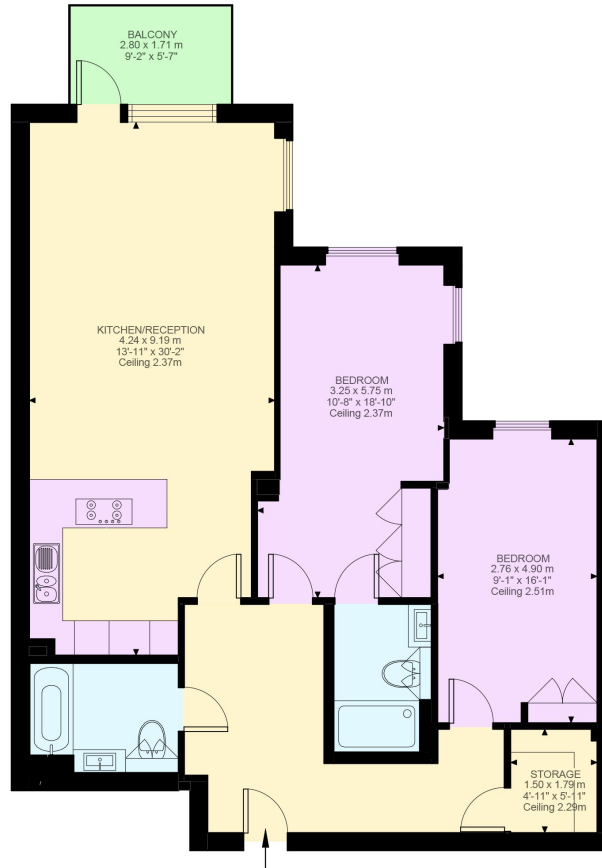




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Approximate Gross Internal Area
96.24 sq m / 1036 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor
1036 ft²

Additional Information

We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building. If necessary, further information can be provided upon request.

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated April 2022.

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