



Queens Wharf, Hammersmith,
London **W6**



Queens Wharf, Fulham

London SW6

A stylish three bedroom apartment in Queens Wharf, Hammersmith W6.

Located on the sixth floor (with lift), accommodation comprises two double bedrooms, each with en suite and built-in storage, a third room, discreetly behind opaque sliding doors opens out from the main reception room offering river views - this could be used as a dining room, study or third bedroom.

The reception room features lime washed oak flooring and leads on to an open-plan kitchen with Miele appliances and drinks fridge. The property also features a guest WC/shower room, a cloakroom, utility area and two balconies.



Offers in excess of: £2,300,000

Tenure: Leasehold: approximately 993 years remaining

Service charge: £8,206 per annum

Ground rent: £400.00 per annum

Local authority: London Borough of Hammersmith and Fulham

Council tax band: G





One private underground parking space is available.
Residents of Queens Wharf further benefit from a 24- hour
concierge service, landscaped gardens and a rooftop terrace with
yoga area.





Location

The Queens Wharf development enjoys a prime riverside location, positioned approximately 6 minutes walking time (0.3 miles) from Hammersmith Underground Station (Piccadilly and District Line Services) and 20 minutes driving time from Heathrow International Airport. (All times and distances are approximate).



Approximate Gross Internal Floor Area 133.79 sq m / 1440 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.



Sixth Floor

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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 August 2022. Photographs and videos dated August 2022.

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