



Queens Wharf, Crisp Road, Hammersmith W6



Queens Wharf, Crisp Road W6

Perfectly situated on the sixth floor and conveniently accessible via a lift, this exceptional property offers a luxurious living experience. There are three spacious double bedrooms, including a principal suite with an en suite bathroom and built-in storage, as well as a second double bedroom with built-in storage and a third double bedroom, this accommodation is designed to provide comfort and convenience.

The apartment features a smart layout that includes a double reception dining room. The clever use of a beautiful glass wall partitions the space, maintaining its stunning open feel while creating two separate living areas as desired. This versatile arrangement caters to various needs and preferences, enhancing the functionality of the living space.



Guide price: £1,585,000

Tenure: Leasehold: approximately 992 years remaining

Service charge: £4,981.72 per annum, reviewed every 1 year *

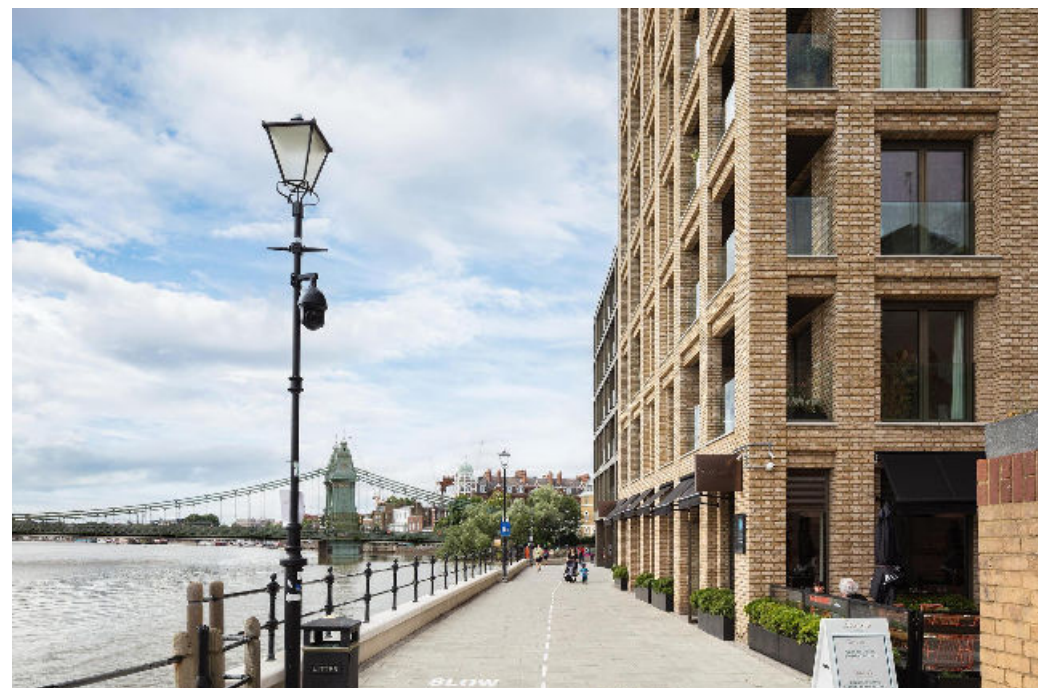
Ground rent: £800 per annum, reviewed every 10 years *

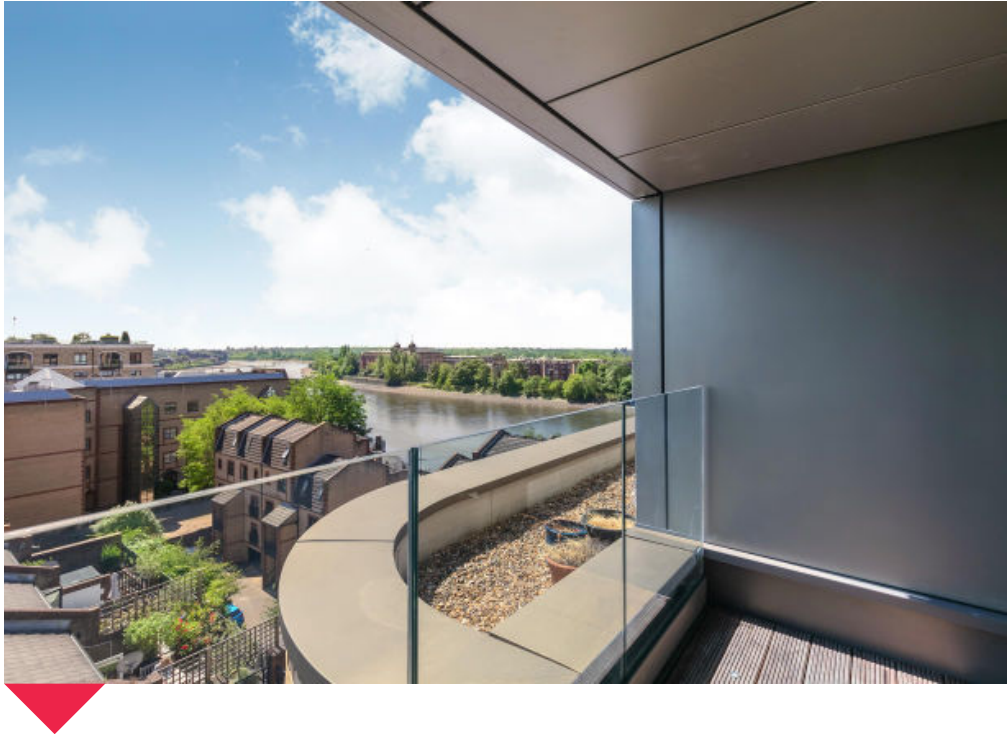
Local authority: London Borough of Hammersmith and Fulham

Council tax band: G

Beyond its impressive interior, the property showcases two delightful balconies. One offers breathtaking views of the picturesque river and the captivating wetlands centre along with city views, while the second overlooks the serene communal garden area. These outdoor retreats provide the perfect setting for relaxation and entertainment, allowing residents to savour the surrounding natural beauty.

Furthermore, this exceptional property is complemented by a family bathroom and a guest WC and utility area, providing convenience for both residents and guests. Additionally, the inclusion of a private underground parking space ensures hassle-free parking in a secure environment which also includes EV charging. Another smart feature is the air cooling system which keeps the apartment comfortable during hot summer months.





Residents of Queens Wharf are privileged to enjoy an array of desirable amenities. A dedicated 24-hour concierge service provides assistance and peace of mind, while the beautifully landscaped gardens offer a serene environment for leisurely strolls and relaxation. Moreover, the rooftop terrace, complete with a yoga area, presents an ideal space for exercise, meditation, and socializing, while taking in breathtaking panoramic views.

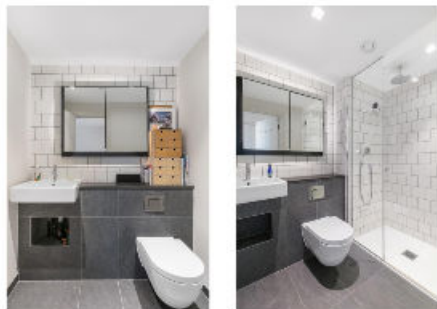
In summary, this property epitomizes modern luxury living with its thoughtfully designed interior, captivating views, and desirable amenities. Whether it's the convenience of the lift, the abundance of storage space, the partitioned reception dining room, or the stunning balconies, this residence caters to every aspect of a comfortable and sophisticated lifestyle.

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)

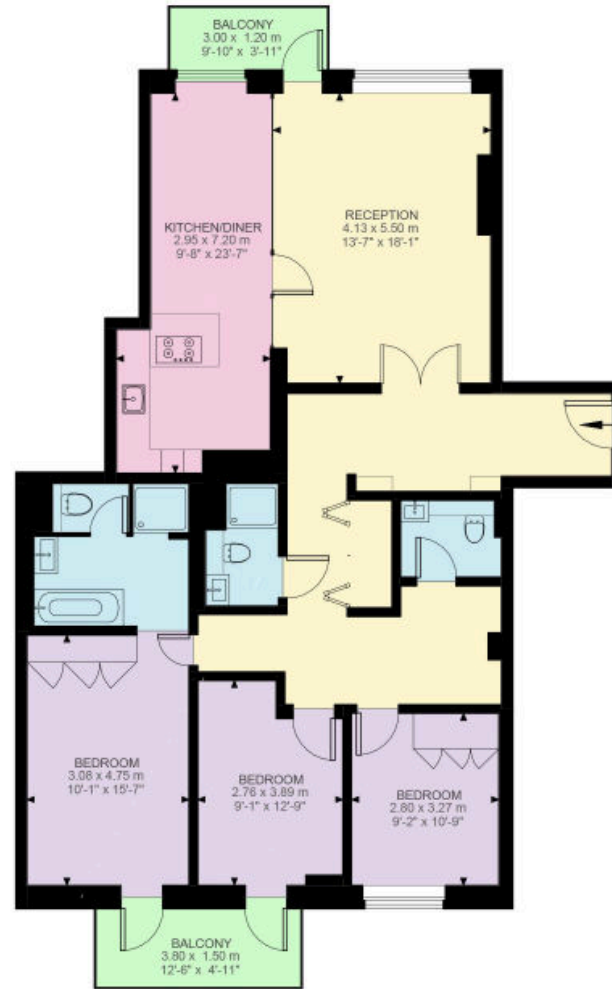






A stylish apartment
for sale in Queens
Wharf, W6

Queens Wharf, W6
 Approximate Gross Internal Area
 122.60 SQ.M / 1320 SQ.FT



Sixth Floor
 1320 ft²

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.

Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.

* Please note that we have been unable to confirm the most recent review date. You should ensure that you or your advisors make your own enquiries.

Knight Frank
 Fulham
 203 New Kings Road
 Fulham
 SW6 4SR
knightfrank.co.uk

We would be delighted to tell you more
Sam Thornton
 020 7751 2403
samuel.thornton@knightfrank.com



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.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated July 2023. Photographs and videos dated July 2023.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.