



Queens Wharf, Crisp Road, Fulham W6



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Perfectly situated on the second floor and conveniently accessible via a lift, this exceptional property offers a luxurious living experience. There are two spacious double bedrooms, both with en suite bathrooms and built-in storage.

The apartment features a smart layout that includes a double reception dining room leading onto a private balcony with SW views over the River Thames and Hammersmith Bridge.

Furthermore, this exceptional property is complemented by a guest WC and utility area, providing convenience for residents along with underfloor heating perfect for those winter evenings.



Guide price: £1,399,950

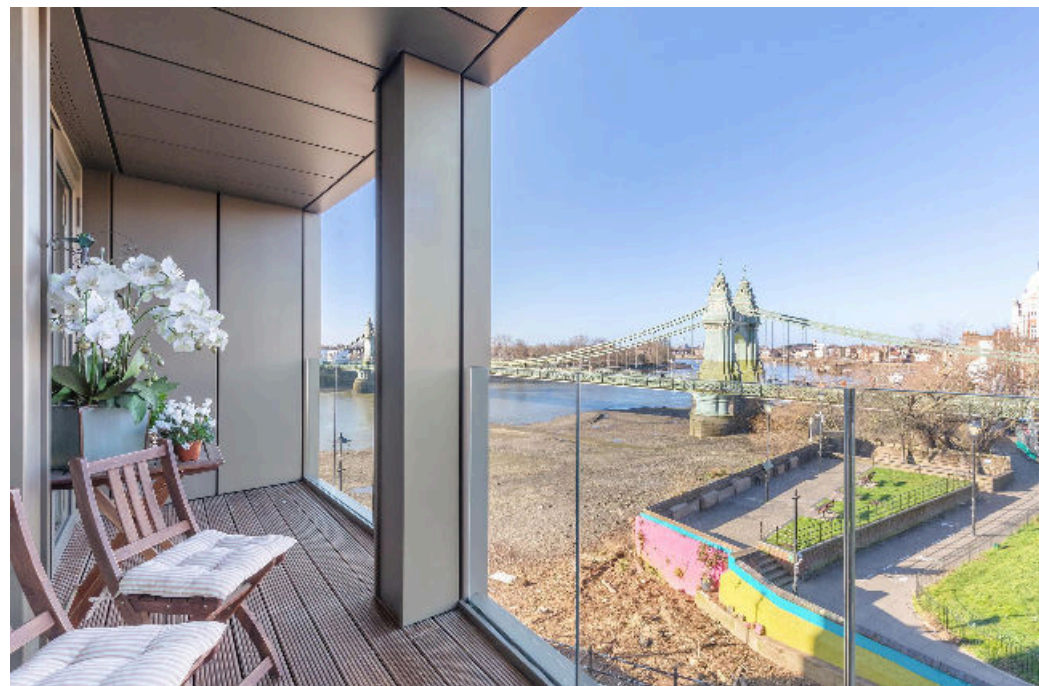
Tenure: Leasehold: approximately 992 years remaining

Service charge: £6,173.58 per annum, reviewed every 6 months, next review due 2024

Ground rent: £600 per annum, reviewed every 6 months, next review due 2024

Local authority: London Borough of Hammersmith and Fulham

Council tax band: F







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 balcony, this residence caters to every aspect of a comfortable and sophisticated lifestyle.

Additional information

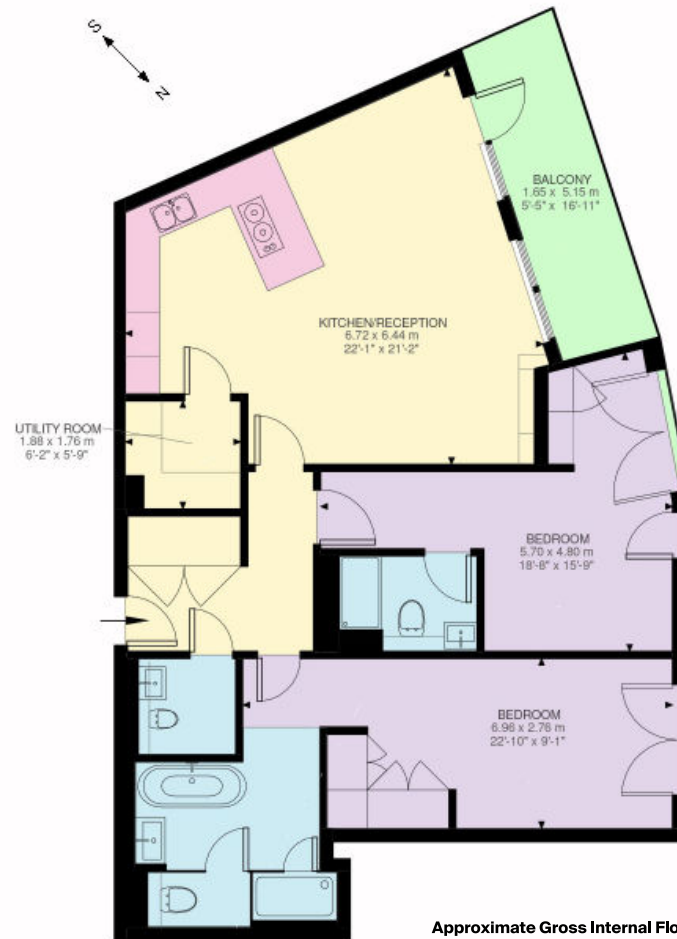
We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to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

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
94.49 sq m / 1,017 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.

Second Floor
1017 ft²

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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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