



Queens Wharf, Crisp Road, Hammersmith, W6

Asking Price: £1,450,000

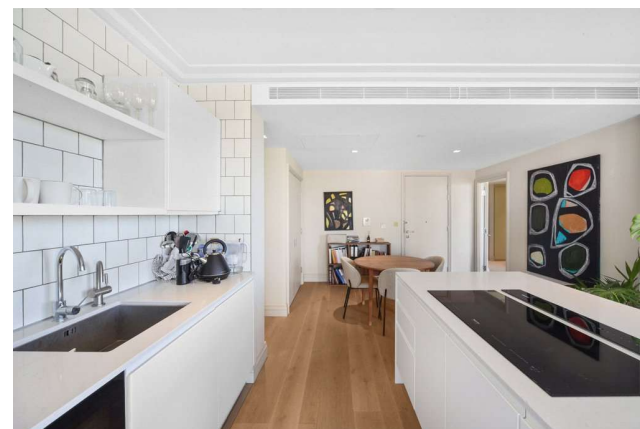
 Benham
& Reeves

Queens Wharf, Crisp Road, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A modern and contemporary two bedroom apartment located on the fourth floor of Hammersmith's riverside development, Queens Wharf. Spanning approximately 1,057 square feet, this apartment offers a bright and spacious living and dining space, as well as an open-plan, modern kitchen finished to a high standard with integrated Miele appliances, including a fridge/freezer, hob, oven, and microwave. This well-presented apartment also offers two generously sized bedrooms with fitted wardrobes and tiled en-suites. This property is South-East facing and features a guest WC and a large private balcony leading out from the living area, offering fantastic views of the river and Hammersmith Bridge.

Queens Wharf benefits from an array of amenities, including a 24-hour concierge, a rooftop terrace with sweeping views, for residents' use only, and an on-site restaurant, bar, café and communal gardens. Queens Wharf will also house the world-famous Riverside Studios. The property is conveniently located within a short walk of Hammersmith underground station (District, Piccadilly and Hammersmith & City lines).



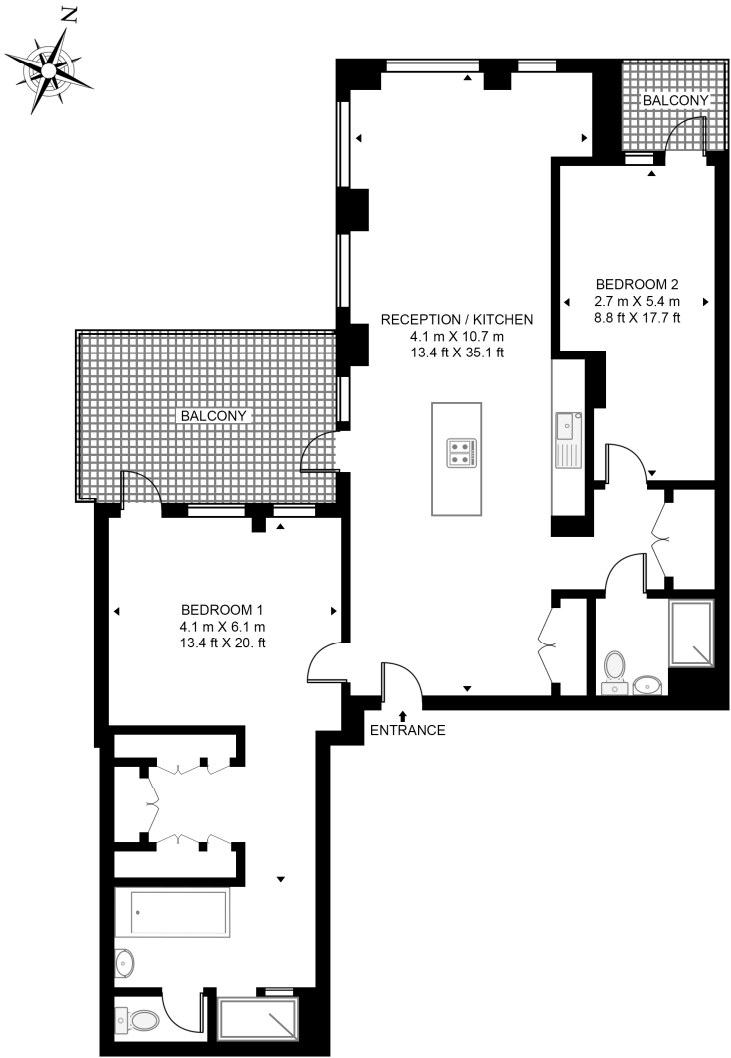


Property Features:

- Two Bedrooms
- Two Bathrooms
- 4th Floor
- 1057 Square Feet (Approx.)
- Balcony with River Views
- Comfort Cooling and Heating Throughout
- 24-Hour Concierge Service,
- Communal Garden and Roof Top Terrace
- Hammersmith Underground Station (Zone 2)



QUEENS WHARF, 2 CRISP ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA 1057 SQ.FT (98.2 SQ.M)



FOURTH FLOOR

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 86 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.
WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £1,450,000

Tenure: Leasehold
Expires 24/03/2016
Approximately 990 Years Remaining

Ground Rent: £650.00 (per annum)
Review Period: 10 years
Next: 24.03.2027

Anticipated Service Charge: £6,800.00 (per annum) for the year 2025

Anticipated Rent: £4,500.00 pcm
Approx. 3.7% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: KEW240061

T: 020 8600 0960

E: hammersmith.sales@benhams.com

W: www.benhams.com

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