Queens Wharf, Crisp Road, Hammersmith, W6

Asking Price: £1,350,000

Benham & Reeves

Queens Wharf, Crisp Road, Hammersmith, W6

3 Bedroom (s) 2 Bathroom (s) Leasehold

Well-presented apartment set on the 5th floor in Queens Wharf development in Hammersmith.

The apartment comprises a contemporary reception room which leads to a south-facing balcony. There is a modern, thoughtfully designed kitchen equipped with Miele appliances, a main bedroom with an ensuite bathroom and access to the balcony, a second double bedroom with fitted wardrobes, and a third bedroom that was adapted to include a door, replacing the original window, for direct balcony access. A stylish family bathroom completes the home. Further benefits include underfloor heating, comfort cooling and wooden flooring.

The flat is conveniently accessible by multiple lifts and benefits from its own underground parking allocation, as well as a secure bike storage space.

Queens Wharf is a stunning riverside development by Mount Anvil and Fabrica by A2Dominion and is located on the Surrey Bend of the River Thames, with views of Grade II listed Hammersmith Bridge.

Queens Wharf also houses the world-famous Riverside Studios, which was rebuilt to create a reimagined Thames-side landmark for independent theatre, cinema, and digital media. The excellent transport facilities provide swift access in and out of London, with Heathrow Airport within 30 minutes, South Kensington within 8 minutes, and Knightsbridge within 11 minutes via four London Underground lines: Hammersmith & City, Circle, District, and Piccadilly. The A4/M4 is also nearby for motorists.

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Property Features:

- Allocated Parking
- Three Bedrooms
- Two Bathrooms
- 5th Floor
- 1156 Square Feet (Approx.)
- Two Balconies
- River Views
- Comfort Cooling and Heating Throughout
- Luxury Finish
- 24-Hour Concierge Service, Communal Garden and Roof Top Terrace
- Hammersmith Underground Station (Zone 2)

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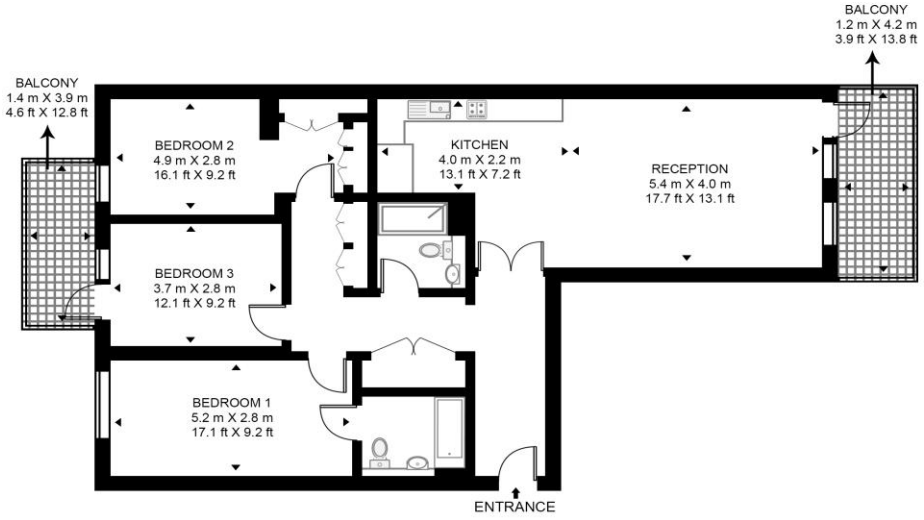
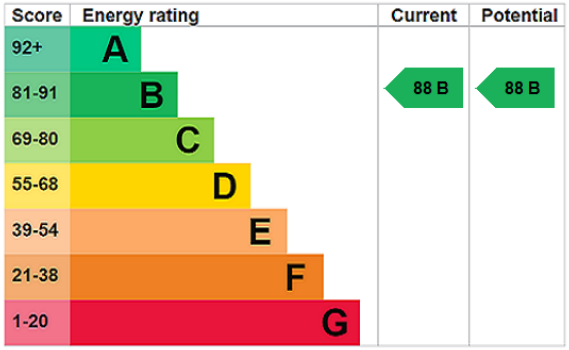
QUEENS WHARF

APPROXIMATE GROSS INTERNAL FLOOR AREA 1132 SQ.FT (105.2 SQ.M)



FIFTH FLOOR



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.

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Terms & Conditions:

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

Asking Price:	£1,350,000
Tenure:	Leasehold Expires 24/03/3016 Approximately 990 Years Remaining
Ground Rent:	£600.00 (per annum) Review Period: 10 years Next: 2027
Service Charge:	£7,485.06 (per annum) for the year 2025
Anticipated Rent:	£5,200.00 pcm Approx. 4.6% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: KEN220153

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W: www.benhams.com

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