



Holland House, Parris Way, Hammersmith, W6

Asking Price: £950,000

Benham
& Reeves

Holland House, Parrs Way, Hammersmith, W6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This superb two bedroom, two bathroom apartment spanning an approximate 821 square feet of accommodation is positioned on the fourth floor of a brand new building, Holland House. This exceptional apartment is beautifully presented throughout and benefits from a bright, open aspect with an abundance of natural light. Accommodation comprises a spacious open-plan reception/dining room with a fully fitted, integrated kitchen with breakfast bar, Siemens appliances and plenty of storage. This airy space leads onto a private terrace. Both bedrooms are generously sized and equipped with luxurious built-in wardrobes. The principal bedroom benefits from a beautifully appointed en-suite shower room, and the second bedroom enjoys use of a separate guest bathroom.

Residents are also invited to be a part of a private members club which grants access to an array of exclusive facilities, including a gym, spa, wine cellar, golf simulator, snooker room and cinema room.

Fulham Reach is perfectly situated within walking distance of the amenities of Hammersmith Broadway and Hammersmith Underground station, which is served by the District, Circle, Piccadilly and Hammersmith & City lines. Excellent transport links provide easy access to business, shops, entertainment and airports all over London.





Property Features:

- Two Bedrooms
- Two Bathrooms
- Fourth Floor
- 821 Square Feet (Approx.)
- Private Balcony
- 24 Hour Concierge
- Gym, Swimming Pool and Spa Facilities
- Hammersmith Station (Piccadilly Line, Zone 2)

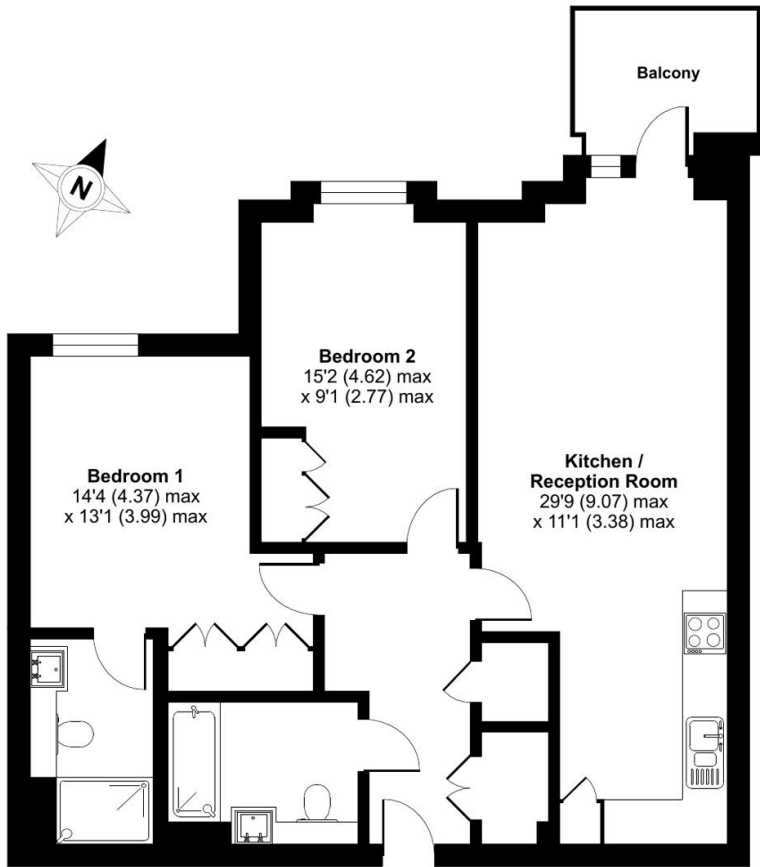


Holland House, Parrs Way, Hammersmith, W6



Parrs Way, London, W6

Approximate Area = 821 sq ft / 76.3 sq m
For identification only - Not to scale



FOURTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Benham & Reeves. REF: 1094579

Terms & Conditions:

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

Asking Price:	£950,000
Tenure:	Leasehold Expires 29/09/3010 Approximately 984 Years Remaining
Ground Rent:	Nil
Service Charge:	£6,459.00 (per annum) for the year 2026
Anticipated Rent:	£4,000.00 pcm Approx. 5.1% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN240043

T: 020 8600 0960

E: hammersmith@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

