

Distillery Wharf, Parr's Way, Hammersmith, W6

Asking Price: £3,000,000

Benham & Reeves

Distillery Wharf, Parr's Way, Hammersmith, W6

3 Bedroom (s) 3 Bathroom (s) Leasehold

Exuding elegance and sophistication, along the captivating river views from the three balconies, this exquisite three bedroom, three bathroom apartment boasts an impeccable design and stunning features. The captivating open-plan reception and kitchen area are adorned with floor-to-ceiling windows that bathe the space in natural light and provide access to a large private balcony, offering mesmerising views of both sides of the iconic River Thames. Inside, the apartment exudes a sense of grandeur with its spacious layout, encompassing three generously sized bedrooms, including a principal suite complete with an en-suite bathroom and built-in wardrobes. Additionally, two more en-suite bathrooms, a guest cloakroom, and a modern, top-of-the-line kitchen further enhance the allure of this remarkable residence. The reception room showcases breathtaking river views, offering a picturesque panorama towards the former Harrods Depositary.

Every detail of this home has been meticulously crafted to perfection. The kitchen boasts integrated Miele appliances, complemented by luxurious marble worktops. Upon entering, guests are greeted by elegant marble tiling in the entrance hall, while the living room features a sophisticated hardwood floor, and the bathrooms are adorned with exquisite marble panelling. The apartment comes equipped with cutting-edge technological features, including underfloor heating, air-conditioning, and adjustable light systems, ensuring comfort and convenience throughout.

Residents of the prestigious Fulham Reach development enjoy an array of upscale amenities, including a 24-hour concierge service, private fitness centre, swimming pool, soothing sauna, indulgent treatment room, and even a wine cellar. For those with a penchant for recreation, the virtual golf facility provides an enjoyable pastime.
Conveniently located within easy reach of Central London, this prime location also offers an abundance of shops, bars, and restaurants. Moreover, Hammersmith Underground Station (Zone 3), with access to the Circle, District, Piccadilly, and Hammersmith & City lines, is just a short walk away, providing excellent connectivity to the heart of the city. This exclusive apartment presents a rare opportunity to indulge in an unparalleled riverside lifestyle, wrapped in luxury, comfort, and convenience.







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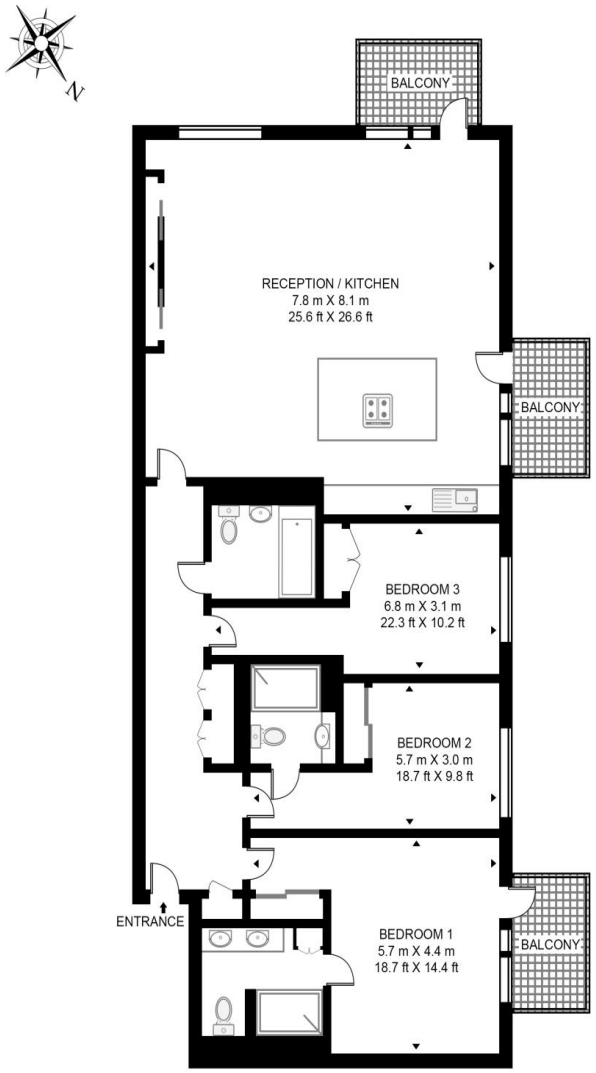
Property Features:

- Three Bedrooms
- Three Bathrooms
- Three Balconies with Direct River Views
- Right To Park
- Fifth Floor
- 1595 Square Feet (Approx.)
- 24 Hour Concierge
- Residents' Gym, Spa, and Swimming Pool
- Virtual Golf and Screening Room
- Hammersmith Underground Station

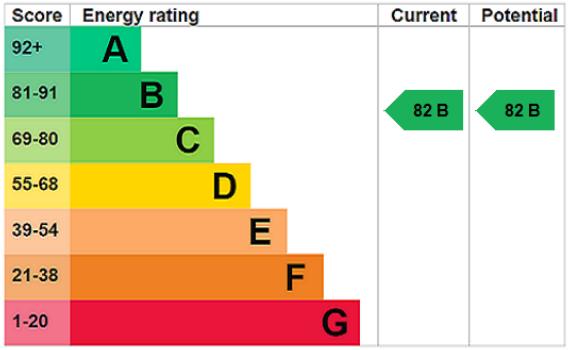
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DISTILLERY WHARF

APPROXIMATE GROSS INTERNAL FLOOR AREA 1595 SQ.FT (148.2 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:	£3,000,000
Tenure:	Leasehold Expires 29/09/3010 Approximately 984 Years Remaining
Ground Rent:	£550.00 (per annum) Review Period: 20 years Next Increase: 2031 Increase: 100%
Service Charge:	£15,497.00 (per annum) for the year 2026
Anticipated Rent:	£7,000.00 pcm Approx. 2.8% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: KEW260068

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