

Lancaster House, Beadon Road, Hammersmith, W6

Offers in excess of: £699,000

Benham & Reeves

Lancaster House, Beadon Road, Hammersmith, W6

2 Bedroom (s) 2 Bathroom (s) Leasehold

Arranged over the first floor within Sovereign Court, this expansive two bedroom, two bathroom apartment covers an approximate area of 823 square feet. Enriched with wooden flooring, floor-to-ceiling windows and a fully fitted kitchen, the open-plan layout is further enhanced by two generously proportioned terraces. The apartment is thoughtfully equipped with both en-suite and family bathrooms, while every room enjoys comfort cooling technology and ample storage provisions.

The development offers a suite of amenities, including a 24-hour concierge service, a residents' gym, and inviting communal gardens.

The property enjoys a prime location, with Hammersmith underground station just a leisurely stroll away. This station is served by the Circle, District, Piccadilly, and Hammersmith and City lines, ensuring excellent connectivity.







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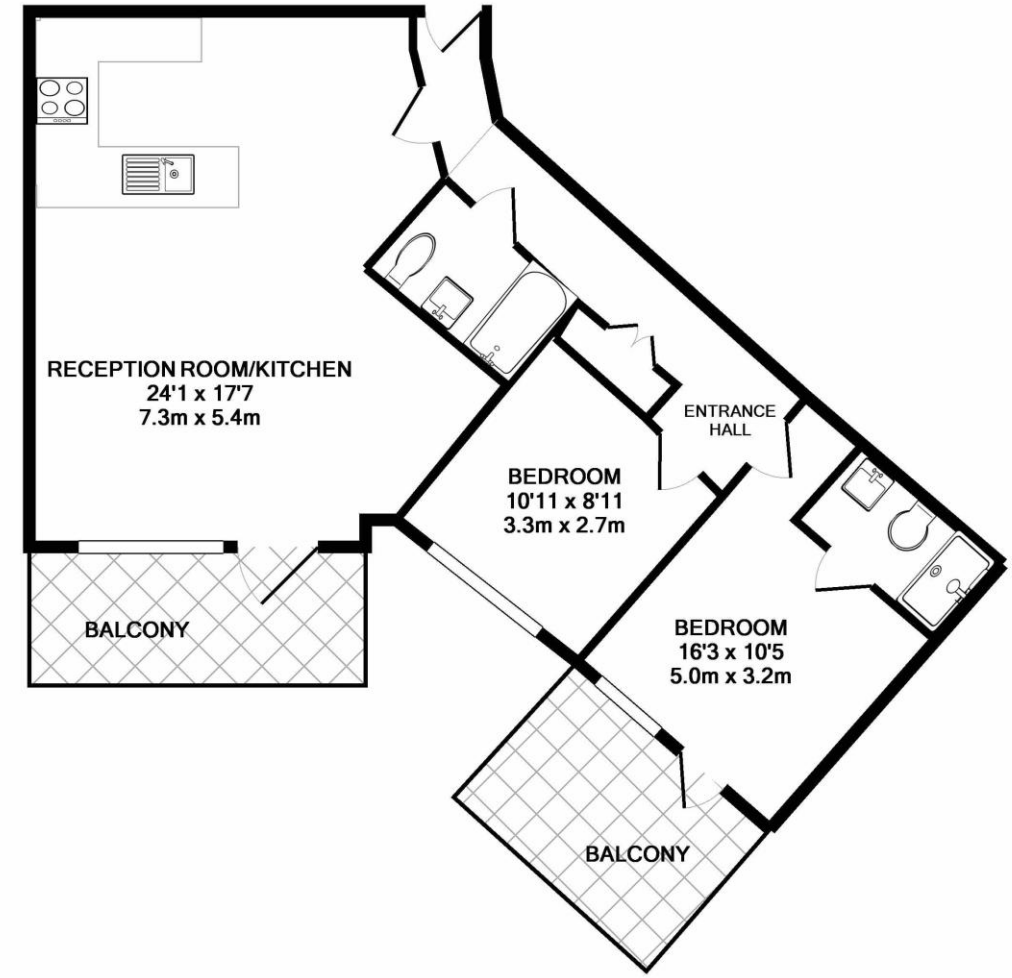




Property Features:

- Two Bedrooms
- Two Bathrooms
- First Floor
- 823 Square Feet (Approx.)
- Two Terraces
- 24 Hour Concierge
- Communal Garden
- Residents' Gymnasium
- Hammersmith Station (Circle, District, Piccadilly and Hammersmith and City lines) 0.2 miles

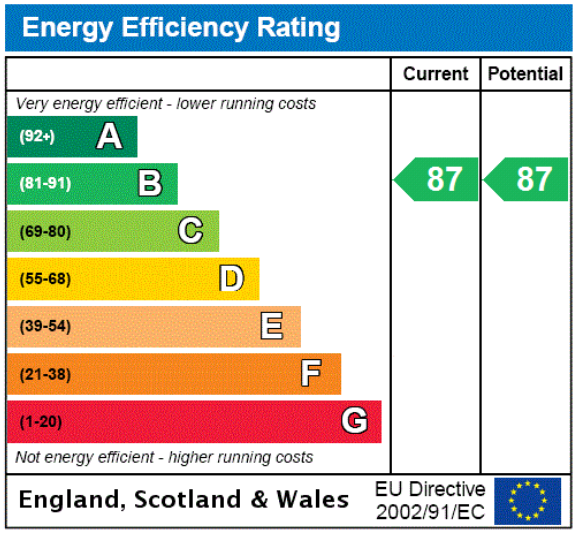
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1ST FLOOR
TOTAL APPROX. FLOOR AREA 823 SQ.FT. (76.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Terms & Conditions:

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

Offers in excess of:	£699,000
Tenure:	Leasehold Expires 31/12/3012 Approximately 986 Years Remaining
Ground Rent:	£300.00 (per annum) Review period: 20 years Next: 2034 Increase: Double
Service Charge:	£5,297.50 (per annum) for the year 2026
Anticipated Rent:	£3,250.00 pcm Approx. 5.6% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN230133

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