



Fulham Reach, London  
W6

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## £1,850,000 Leasehold

A larger than average two-bedroom apartment 1144sqft(106sqm) situated in the highly desirable Goldhurst House, located within an award-winning development at Fulham Reach. The luxurious accommodation comprises of a generous open plan lounge with access to the wrap around balcony, kitchen area with built in Miele appliances. Two double bedrooms both benefiting from fitted wardrobes and the master access to a ensuite, guest cloakroom and an abundance of storage. At Fulham reach you will have access to the exclusive Tamesis Club which is a private residents' club featuring a swimming pool, sauna, steam room, treatment room, wine cellar, snooker room, screening room, virtual golf room and Wi-Fi enabled residents' lounge as well as a 24-hour concierge. Onsite you will also have access to shops, bars and restaurants including Tesco Express, Bread Lab Bakery, The Blue Boat Bar and Restaurant & Brasserie Blanc. Excellent transport links — Hammersmith Underground Station is conveniently located only around 4-minute walk from Fulham Reach, offering four London underground lines connecting you to every corner of the city.

Lease 999 from 2016  
Service Charge TBC  
Ground Rent TBC

Council Tax — London Borough Of Hammersmith & Fulham — Band G  
EPC — B (86)

- Two Bedroom Apartment
- 144sqft (106sqm)
- Ensuite To Master Bedroom
- 2nd Floor With Lift
- Wrap Around Balcony Floor With Lift
- Parking Included
- Modern Kitchen Area With Built In Miele Appliances
- First Class Residents Onsite Facilities
- Swimming Pool, Gym, Sauna, Spa, Cinema, Snooker Room, Wine Cellar, Virtual Golf & 24-Hour Concierge
- EPC — B (86)



EPC certificate available on request.

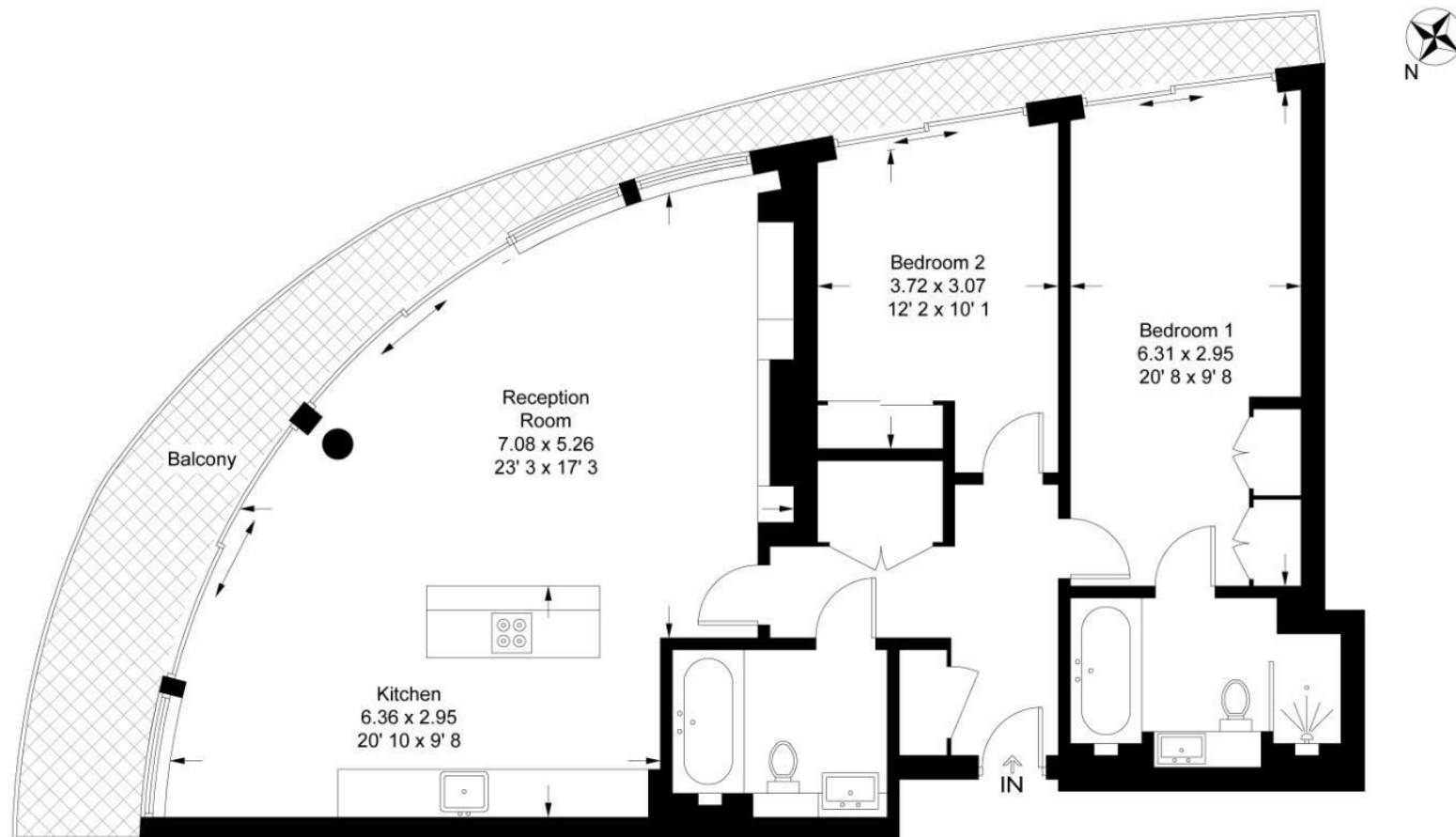


## Goldhurst House

Approximate Gross Internal Area = 1144 sq ft / 106.3 sq m

Balcony = 222 sq ft / 20.6 sq m

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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



