



Bazalgette Court, Hammersmith W6

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# Bazalgette Court, Hammersmith W6

Bazalgette Court was born from the imaginative transformation of a Grade II listed Victorian pumping station on the edge of the Thames. This stunning duplex penthouse provides superior views overlooking the River Thames. Chic and stylish penthouse situated in this historic building providing sweeping views across the River Thames. Full height windows and high-quality finishes.

\*Please note that we have been unable to confirm the date of the next review for service charge/ground rent. You should ensure that you or your advisors make your own inquiries.



**Guide price:** £1,150,000

**Tenure:** Leasehold: approximately 980 years remaining

**Service charge:** £6,192 per annum \*

**Ground rent:** £768 per annum, reviewed every 15 years, next review due 2038

**Local authority:** London Borough of Hammersmith and Fulham

**Council tax band:** G





This home was created in duplex style, a two-storey luxury design forming a 'house within an apartment'. Located on the fourth & fifth floors with beautiful inspiring panoramic views and a stunning wrap-around terrace. The specification inside the apartment creates luxurious living. Some of these features are; a contemporary designed staircase, which forms the access between the living/dining room and the bedrooms, two secure parking spaces included, and concierge service.

The river runs serenely behind the building in a wide sweep, creating some of the most attractive stretches of riverbank in central London. The river path, to which the Bazalgette residents have direct access, offers endless options for relaxation, whether it's cycling, jogging, or just strolling down to one of the famous riverside pubs on a summer evening. In contrast, The property is connected directly by the Great West Road to the City Centre and some of West London's most fashionable neighbourhoods, including Chiswick, Hammersmith, Brook Green, and Brackenbury Village. All are ideal for a cosmopolitan lifestyle of eating out, theatre and cinema, shopping and bar hopping from the high street to those located on the edge of the river. Lateral reception/kitchen/dining room, principal bedroom, en suite bathroom, and large storage room. The second bedroom has access to the family shower room, cloakroom and utility room.

## Location description

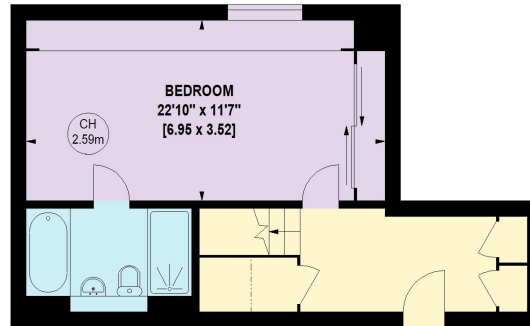
The apartment has two allocated parking spaces with direct access to the A4/M4. The commuter is also served by both Stamford Brook and Ravenscourt Park underground stations.



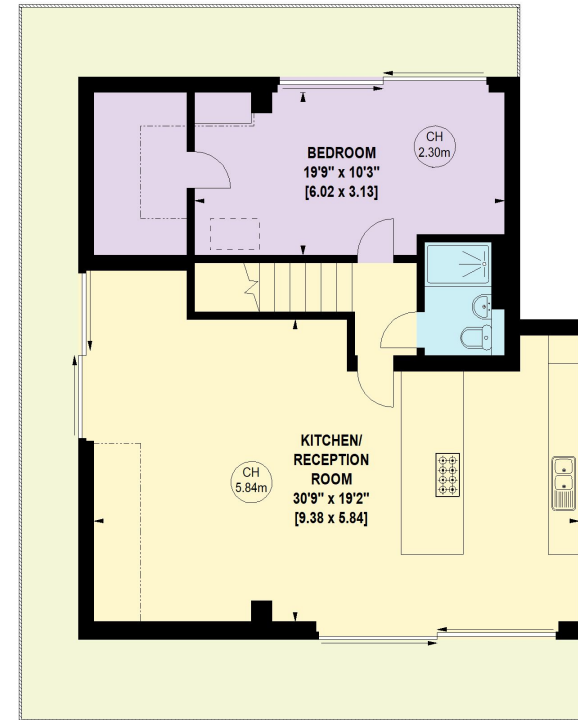


## Approximate Gross Internal Floor Area 135.91 sq m / 1463 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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