





## Distillery Wharf Hammersmith W6

An opulent two bedroom apartment on the first floor of Distillery Wharf at the heart of the highly regarded Fulham Reach riverside development by St George. The property comprises two double bedrooms, two bathrooms, open-plan kitchen /living area with a custom designed, fully integrated, fitted kitchen - housing Siemens appliances and a stone kitchen worktop. Further benefits include: a right to park space, a southerly aspect, terrace with direct access to a private podium with river views and direct access to the landscaped communal gardens leading towards

the panoramic views of the Thames, porcelain flooring throughout, excellent built-in storage to bedrooms with further additions to the builders standard arrangements and residents access to the Tamesis Club. Fulham Reach offers the ultimate in riverside living, with interiors by world renowned designer Tara Bernerd and providing superb facilities on site including a swimming pool, treatment rooms, gym, private cinema, golf room, snooker room and wine room. A lifestyle of sophisticated elegance, the wide selection of bars and restaurants are the perfect places to unwind and experience river lifestyle at its best.

### KEY FEATURES

**Two bedroom apartment**

**Open-plan kitchen**

**Terrace with direct access to the private podium overlooking the river**

**Access to landscaped communal garden**

**Porcelain flooring throughout**

**Build-in storage to both bedrooms**

**Interiors by world renowned designer Tara Bernerd**

**A right to park space**

**On site facilities include:**

**Swimming pool**

**Treatment rooms**

**Gym**

**Private cinema**

**Golf room**

**Snooker room**

**Wine room**







ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

- Local authority:

London Borough of Hammersmith & Fulham
- Internal area:

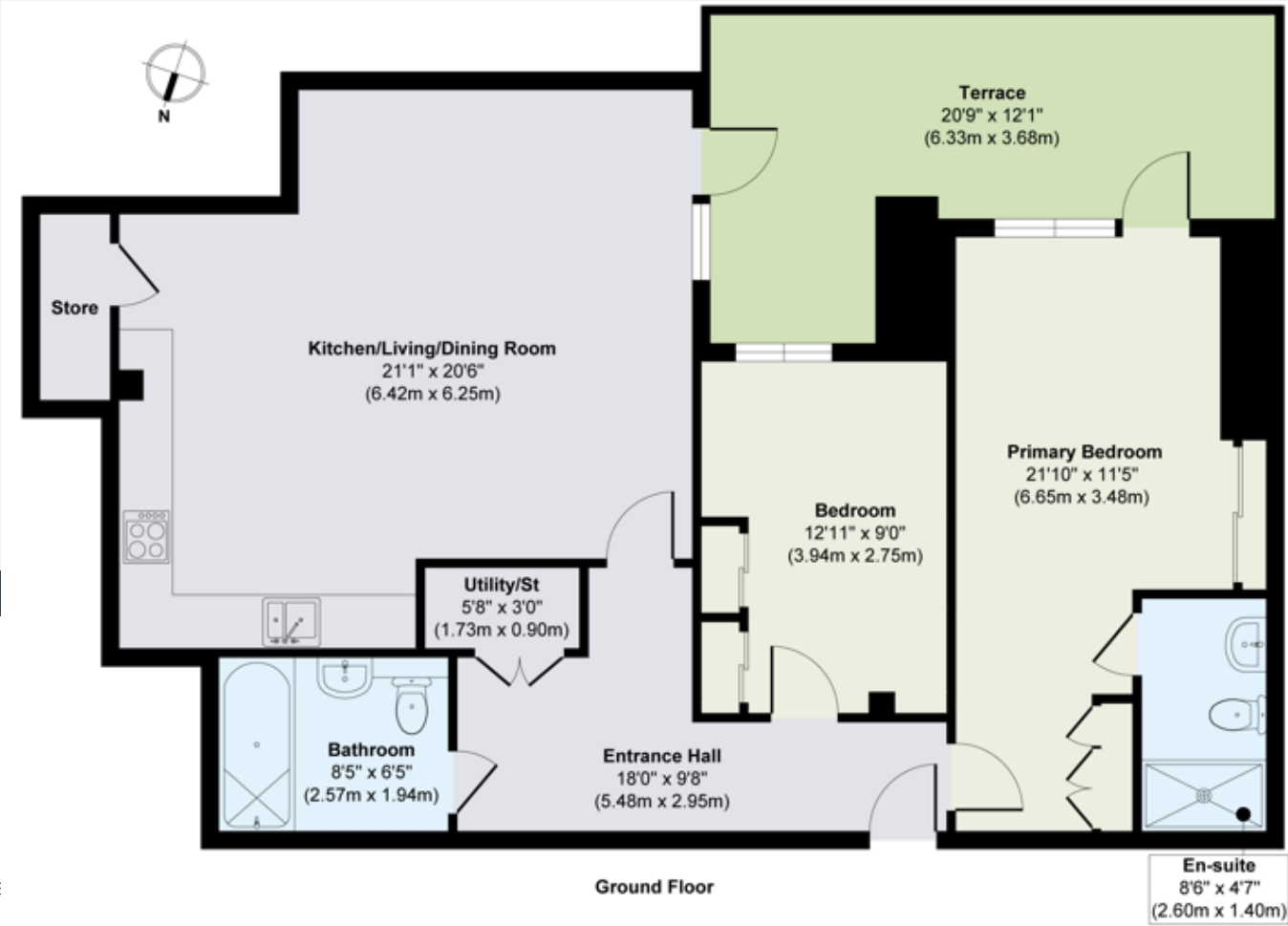
954 sq. ft. / 88.64 sq. m.
- Council tax band:

F
- Lease length:

Approx. 987 years
- Ground rent:

Approx. £450 per annum.
- Service charge:

Approx. £9,000 per annum.



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