



## 3 Blades Court Lower Mall, London, W6 9DJ

**Asking Price £1,175,000**

Stunning Two-Bed, Two-Bath Raised Ground Floor Apartment on Lower Mall, W6

### Description:

**Prime Location:** Nestled along Lower Mall, W6, this superb ground floor apartment enjoys a prestigious riverside location, offering stunning views of Hammersmith Bridge and the tranquil water-scape.

**Spacious Layout:** Boasting a spacious hallway leading to a large living/dining room and kitchen, this apartment provides ample space for comfortable living and entertaining.

**Breathtaking Views** See the river immediately you walk through the front door or step outside onto the terrace and be captivated by panoramic views of Hammersmith Bridge and the river, creating a serene and picturesque setting for relaxation and enjoyment.

**Two Bedrooms, Two Bathrooms:** The apartment features two well-appointed bedrooms and two bathrooms, offering privacy and convenience for residents.

**Secure Gated Entrance:** Residents benefit from a secure gated entrance and parking facilities, ensuring peace of mind and exclusivity in a private riverside setting.

**Good Condition:** Presented in good condition, this apartment offers a comfortable lifestyle for its occupants.

Share of Freehold (999 years remaining on lease)

Annual service charge £2,000.

Price: £1,175,000

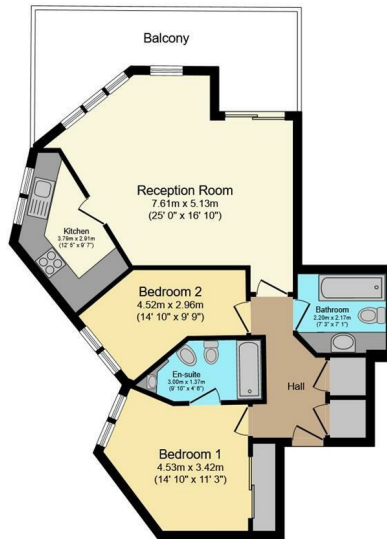
### Ideal for:

Discerning homeowners seeking luxury riverside living.

City professionals desiring a prestigious home with convenient access to central London.

Investors seeking a high-value property with strong potential for capital appreciation and rental income.

Don't miss the opportunity to own this luxurious ground floor apartment on Lower Mall, W6, offering unparalleled views of Hammersmith Bridge and the river. Contact us today to arrange a viewing or obtain further information.



Total floor area 82.6 sq.m. (889 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| A                        | A         | B  | B         |
| B                        | B         | C  | C         |
| C                        | C         | D  | D         |
| D                        | D         | E  | E         |
| E                        | E         | F  | F         |
| F                        | F         | G  | G         |
| G                        | G         | G  | G         |

