



Hamilton House  
Fulham Reach, W6







A fifth floor apartment arranged as a large open plan reception/kitchen with River views and wrap around balcony, together with two bedroom suites and cloakroom.

Fulham Reach is an award winning riverside development by renowned developer, St George. Situated on the banks of the River Thames close to Hammersmith Bridge, it is ideally located to take advantage of the picturesque riverside walk and cycle routes, as well as the excellent cafes, pubs and restaurants along overlooking the water.

Residents benefit from fantastic 24 hour security and concierge service, as well as a range of private amenities including a state of the art gym, swimming pool and spa, cinema room, games room, virtual golf and wine cellar. Hammersmith underground station is just 0.5 miles away and offers District, Piccadilly and Hammersmith and City Line services into Central London.

- A fifth floor apartment
- Reception/kitchen, two bedroom suites
- River views and wrap around balcony
- Concierge, gym, swimming pool, cinema room

Asking Price £1,900,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

**Tenure:** Leasehold with 986 years (approx.) remaining  
**Service Charge:** £13,111.22 pa  
**Ground Rent:** £600 pa  
**Local Authority:** Hammersmith & Fulham  
**Council Tax Band:** G

*Chestertons Fulham Road Sales*

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 Fulham  
 London  
 SW6 5RU

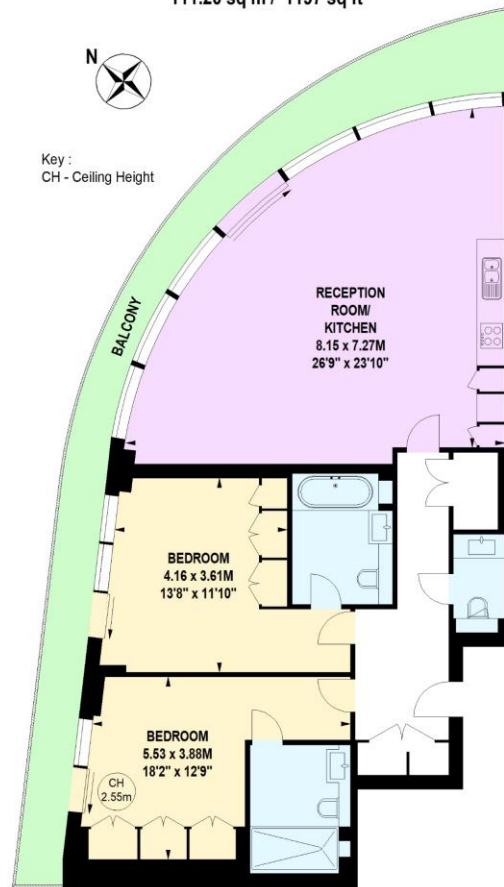
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## Hamilton House, SW6

Approximate gross internal area

111.20 sq m / 1197 sq ft



### Fifth Floor

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