



Queens Wharf, Crisp Street, London W6

# Queens Wharf, Hammersmith W6

Welcome to this two-bedroom, fourth floor apartment, located in the prestigious Queen's Wharf development. This stunning residence offers a perfect blend of sophisticated design and high efficiency, all while showcasing views of the Thames.

Positioned on the Hammersmith riverside, Queen's Wharf is ideally situated to capitalise on a range of popular shops, bars and eateries. Hammersmith underground station offers regular services into central London and beyond (Piccadilly, District, Circle, Hammersmith and City Lines). It is also well placed for easy access to Heathrow airport.



**Guide price:** £1,500,000

**Tenure:** Leasehold: approximately 991 years remaining

**Service charge:** £6,500 per annum, reviewed every year, next review due 2025

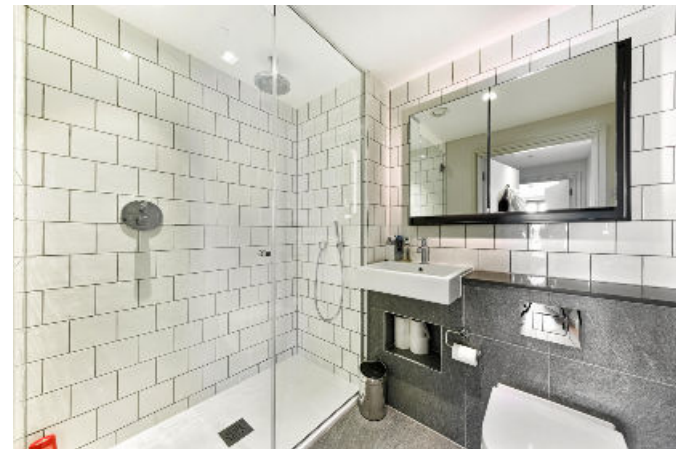
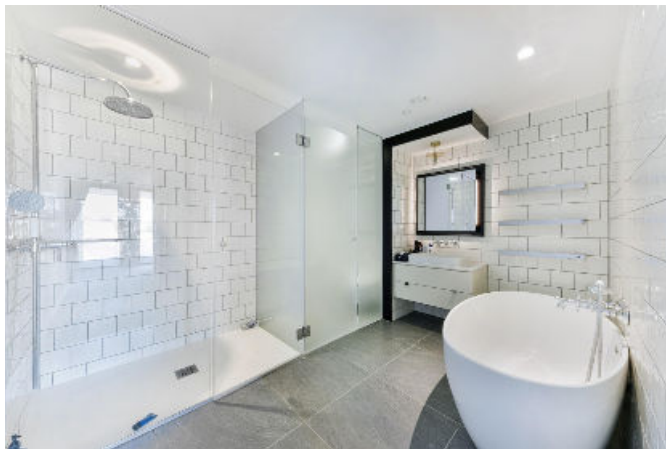
**Ground rent:** £650 per annum, reviewed every 10 years, next review due 2027

**Local authority:** Hammersmith and Fulham

**Council tax band:** F





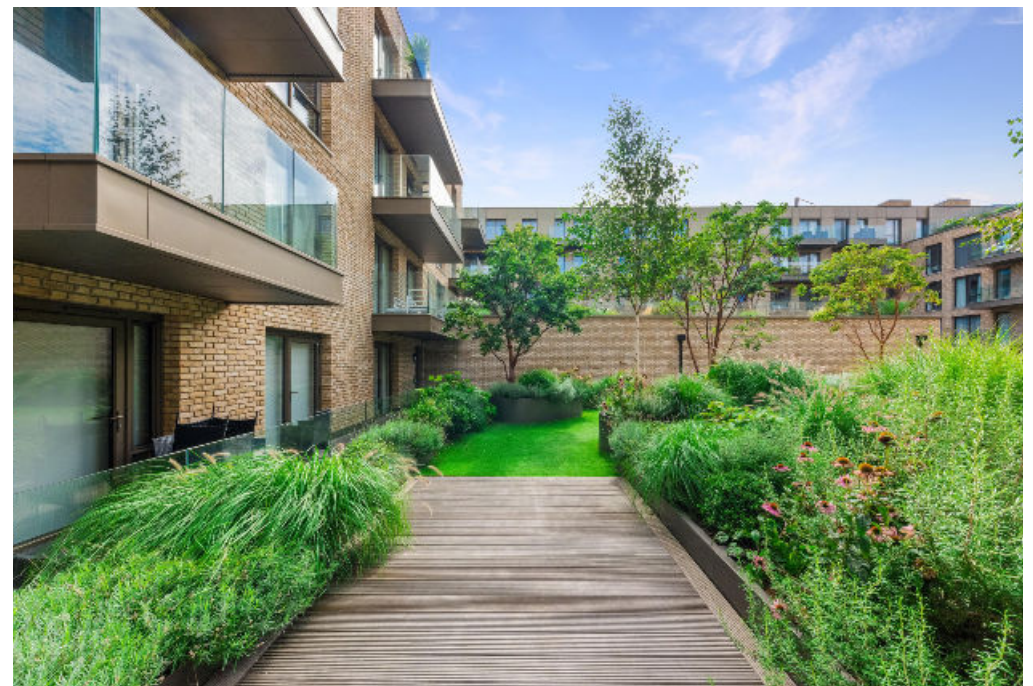




The apartment features a spacious open-plan kitchen and reception room that opens onto a private balcony, where you can enjoy the picturesque views of Hammersmith Bridge and the river Thames.

The principal bedroom also provides balcony access and features an en suite bathroom complete with a freestanding bath and shower and walk-in wardrobe. The second bedroom has its own private balcony, with access to a separate bathroom.

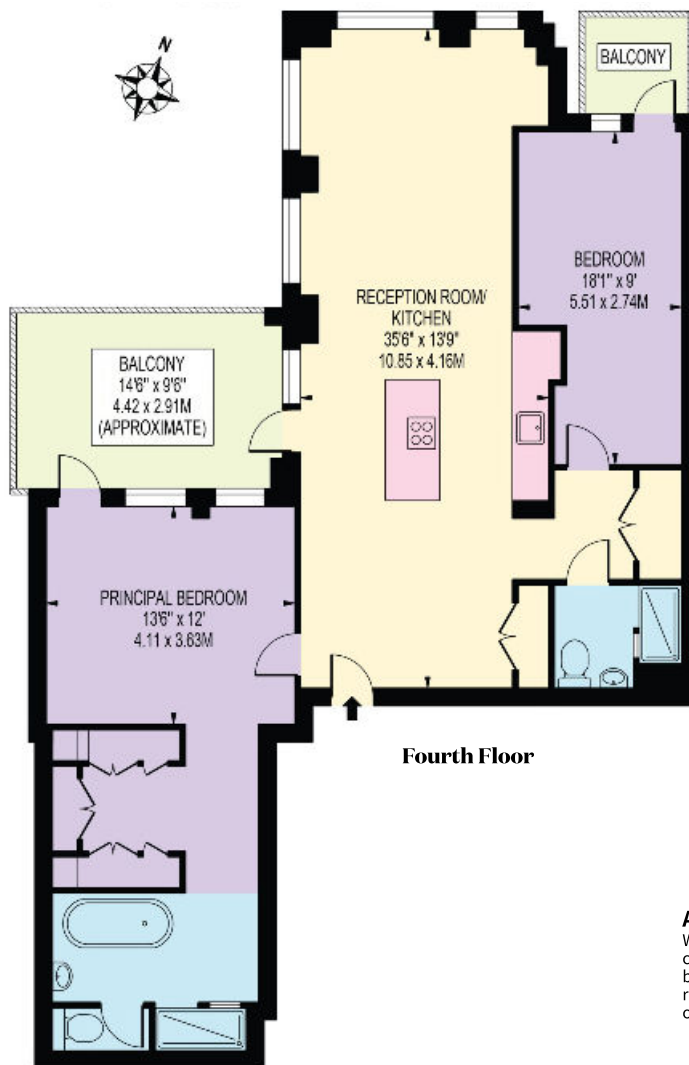
Residents benefit from 24-hour concierge and exclusive access to beautifully landscaped communal gardens and a rooftop terrace offering a magnificent 270-degree view. The property also includes an underground parking space, adding an extra layer of convenience.



# Queens Wharf, W6

Approximate Gross Internal Floor Area  
97.54 sq m / 1050 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.



Fourth Floor

## Additional Information

We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building. If necessary, further information can be provided upon request.

Knight Frank

Fulham

203 New Kings Road

Fulham

SW6 4SR

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Sam Thornton

020 7751 2403

[samuel.thornton@knightfrank.com](mailto:samuel.thornton@knightfrank.com)

Nicholas Warren

020 3833 9842

[nicholas.warren@knightfrank.com](mailto:nicholas.warren@knightfrank.com)

Riccardo Daboni

020 7751 2416

[riccardo.daboni@knightfrank.com](mailto:riccardo.daboni@knightfrank.com)

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2024. Photographs and videos dated September 2020, July 2023 & January 2024.

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