



Lancaster House  
Hammersmith W6





With far reaching views from two roof terraces, this three double bedroom penthouse apartment really is in a world of its own. Located on the 10th floor of this prestigious building, modern living has never been better.



### Accommodation and Amenities

- STUNNING 45-FOOT RECEPTION ROOM
- PENTHOUSE
- TWO TERRACES
- MODERN INTERIOR



Upon entering the apartment, you are welcomed by a spacious hallway leading into the huge 45-foot, open plan kitchen, dining room and reception area. The kitchen has been renovated to a high standard with fitted appliances from Miele and a central island and breakfast bar. There is space for a large dining room table and the reception area provides ample space for entertaining, along with a large roof terrace to enjoy during the summer months.

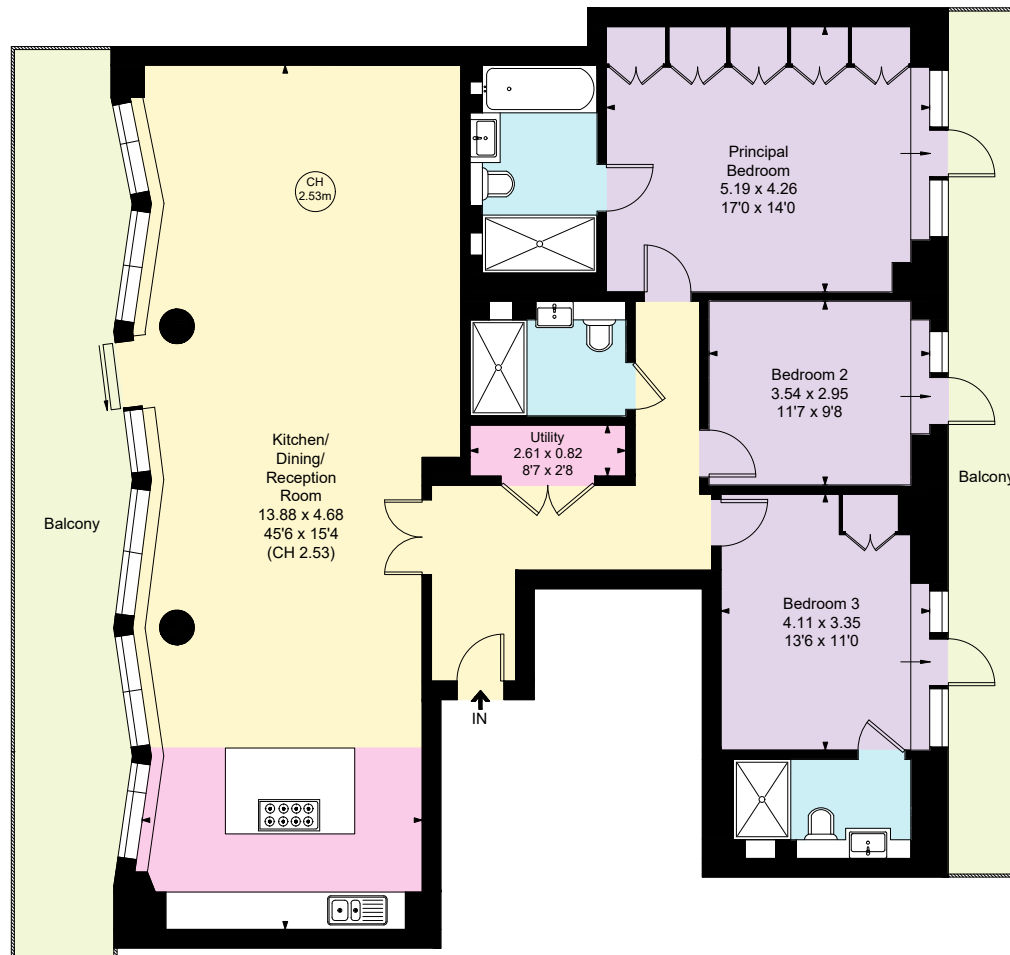
The principal bedroom has floor to ceiling built-in wardrobes, a stunning en-suite bathroom and additional benefits such as ceiling speakers and direct access to the other roof terrace. There are two further bedrooms (one en-suite) with plenty of space for storage whilst both also benefit from direct access to the roof terrace.

Lancaster House is a modern and secure building with a 24-hour concierge team, a communal garden and an on-site resident's gym. Located just 160 meters from Hammersmith Station (District, Circle, Piccadilly and Hammersmith and City tube lines) the building is ideally placed for swift access into central London. Hammersmith Broadway boasts a variety of local shops, restaurants and the well-known Westfield shopping centre is just a short tube journey away.



## APPROXIMATE FLOOR AREA

148.36 sq m / 1,597 sq ft



Tenth Floor

## TERMS

**Asking Price** £1,750,000

**Tenure** Leasehold - 988 years remaining

**Service Charge** Approx £8,448 per annum

**Ground Rent** £375 per annum

**EPC** C

**Council Tax Band** H

**Local Authority** Hammersmith and Fulham

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