

Let **UK** Home

2 Bedrooms

Flat

Located in London

£1,200,000



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Fulham Reach, Hammersmith London

W6 9RU



Let UK Home are excited to offer this modern two-bedroom apartment in Fulham Reach, located in the borough of Hammersmith and Fulham within the W6 postal district.

This property comprises a large bright open plan kitchen and living room leading to a large private balcony, two double bedrooms with wardrobes (master with en-suite), a large family sized bathroom and ample storage.

Residents of this exceptional development will have exclusive use of the spa, cinema, game room, virtual golf suite, swimming pool and gymnasium. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

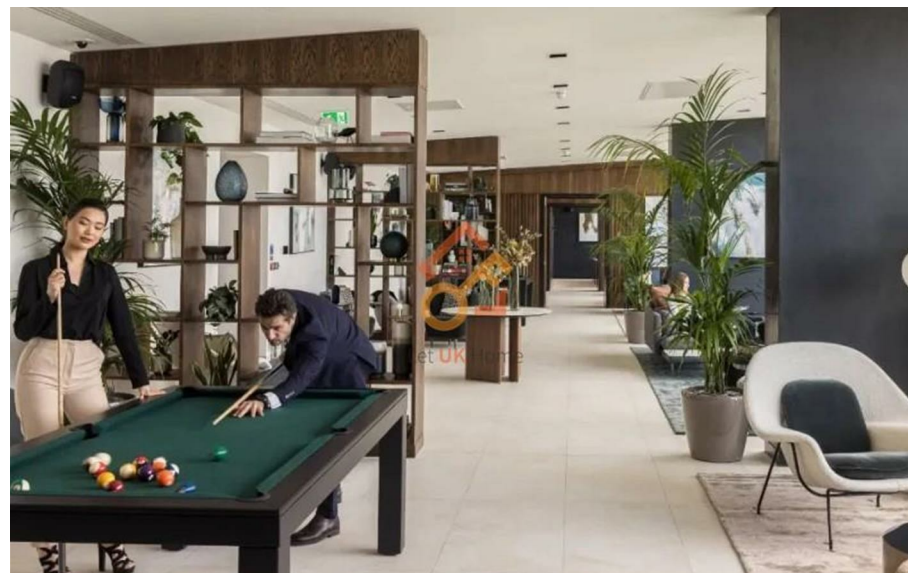
Fulham Reach has a unique location, with a first-line view of the River Thames, and on the opposite bank is the national Grade II listed building - Harrods Furniture Depository. Looking west, there are stunning views of the iconic Hammersmith Bridge. In addition, there is a 150-meter-long riverside walk around the apartment, bringing tranquility and comfort to busy urban life. The development is surrounded by complete commercial facilities, including shops, bars and restaurants. The Tesco provides residents with daily needs, the Harris+Hoole coffee brings fragrant coffee and a relaxed atmosphere, and the Blue Boat pub is an ideal place for friends to gather. In addition, high-end dining venues such as French restaurant Brasserie Blanc also provide residents with a variety of food choices. It not only has a bustling business atmosphere, but also has car clubs and other leisure and entertainment facilities to meet the various needs of residents.

Fulham Reach, Hammersmith London

£1,200,000 Leasehold



- 4th Floor
- 24h Security
- Virtual Golf Suite
- Cinema & Game Room
- Sauna & Steam Room
- Concierge Service
- Swimming Pool
- The Gym
- The Spa
- Residents Lounge



Two Bedroom

FLOORS: 1, 2, 3, 4, 5 & 6

TOTAL INTERNAL AREA	71 SQM	761 SQFT
Balcony Area	9 sqm	101 sqft
Bedroom 1	2.83m x 2.75m	9' 4" x 9' 1"
Bedroom 1/Dressing Area	2.00m x 1.78m	6' 7" x 5' 10"
Bedroom 2	3.71m x 2.71m	12' 2" x 8' 11"
Kitchen	2.16m x 5.10m	7' 1" x 16' 9"
Living/Dining	2.58m x 5.10m	8' 6" x 16' 9"



Let **UK** Home

3F 2 Eastbourne Terrace

Paddington

London

W2 6LG

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Council Tax Band:

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		EU Directive 2002/91/EC	

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