



WEDGEWOOD ESTATES

Residential Sales & Lettings

KING HENRY'S REACH, MANBRE ROAD, LONDON, W6

A bright and well-proportioned three-bedroom apartment, situated on the first floor of a sought-after modern gated development on the banks of the River Thames, benefiting from 24-hour security and secure underground parking.

The apartment offers spacious and well-planned accommodation with wooden flooring throughout, three bedrooms, two contemporary bathrooms including an en-suite, a separate guest cloakroom, and generous living space ideal for both everyday living and entertaining.

Ideally positioned for the excellent shops, restaurants, cafés and transport links of Hammersmith and Fulham, the property also offers convenient access to the M4 and Heathrow Airport.

An excellent opportunity to acquire a spacious home within a secure and desirable riverside development.



ENTRANCE HALL : RECEPTION/DINING ROOM : KITCHEN : THREE
BEDROOMS : TWO BATHROOMS (1 EN SUITE) : GUEST CLOAKROOM : 24
HOUR SECURITY : UNDERGROUND PARKING : LIFT : COMMUNAL
GARDEN : RIVER PATH : COUNCIL TAX BAND G : EPC RATING C

Asking Price £1,055,000

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SUBJECT TO CONTRACT

TERMS:

TENURE:

Asking Price £1,055,000

Lease: 966 Years

Service Charge: £8063.46 Annually Approx

IMPORTANT NOTICE

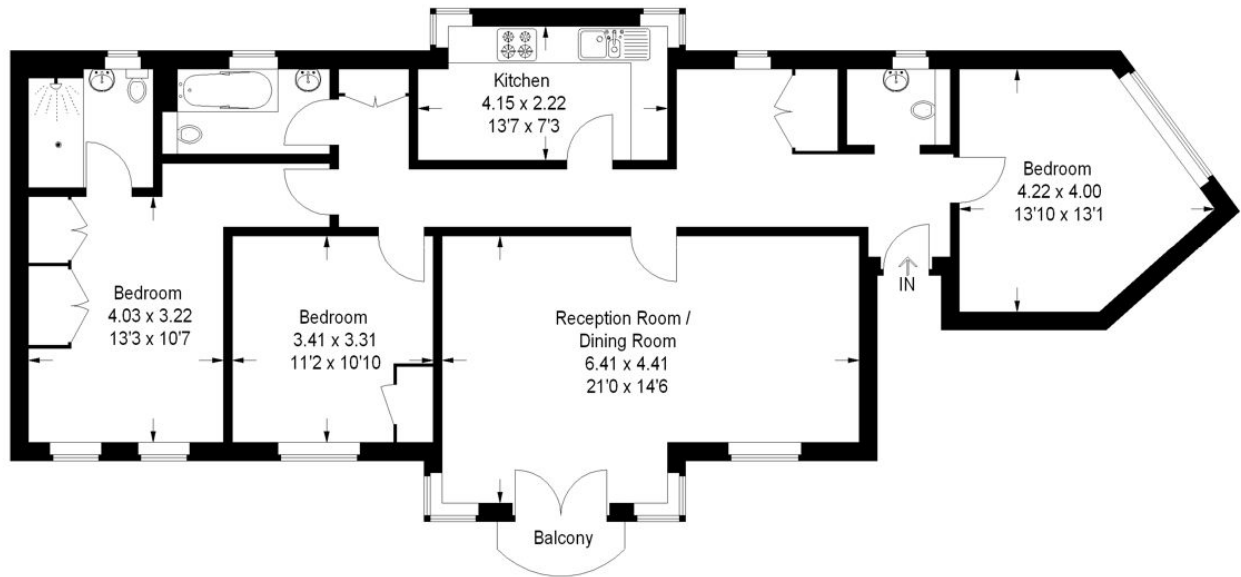
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1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.



King Henry's Reach

Approximate Gross Internal Area
109 sq m / 1173 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2014 (ID 111716)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	77	85
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 