



Faulkner House, Fulham Reach

£1,275,000



2nd Floor | Balcony | 24/7 Concierge | Gym | Swimming Pool | Cinema Room | Lounges | Spa Facilities |
Communal Gardens | Excellent Transport Links | WeChat: CLH-Consultant.



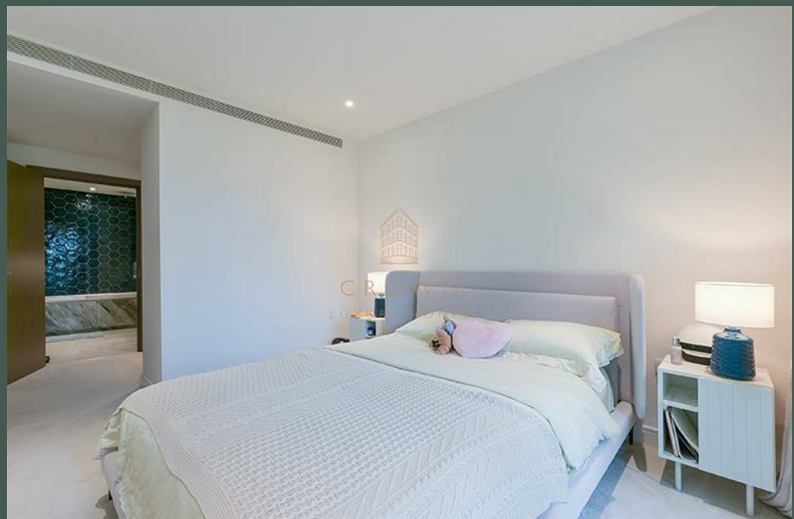
CROWN
LUXURY HOMES

lettings@crownluxuryhomes.com
+44 2035 143482



- Balcony
- 24/7 Concierge
- Residents' Swimming Pool
- Residents' Cinema Room
- Communal Gardens

- Integrated Appliances
- Residents' Gym
- Residents' Spa Facilities
- Residents' Games Room
- Excellent Transport Links



The Property

This beautifully designed two-bedroom, two-bathroom apartment combines modern elegance with everyday comfort, creating the perfect home for contemporary city living. Floor-to-ceiling windows fill the open-plan living and dining area with natural light, enhancing the sleek interiors and providing seamless access to a private balcony — an inviting spot to unwind or entertain while enjoying views of the lovely communal gardens.

The bespoke designer kitchen complements the space with tall units, composite stone worktops, a glass splashback, and top-of-the-range integrated appliances. Practical as well as stylish, it's a kitchen that makes both everyday cooking and hosting a pleasure.

The principal bedroom is spacious and refined, complete with fitted wardrobes featuring integral lighting and a luxurious en-suite bathroom. The en-suite includes a walk-in shower with an overhead rain shower, a stone vanity unit with integrated basin, and an anti-mist mirrored cabinet. The second bedroom is larger than average, also benefiting from floor-to-ceiling windows and a bright, airy feel. A beautifully finished family bathroom offers a full-size bathtub with an overhead rain shower, a sleek vanity unit, and mirrored cabinetry. Additional hallway storage further adds to the practicality of this home.

Throughout the apartment, a comfort cooling and heating system ensures the perfect climate year-round, while electronic dimmer controls allow you to tailor the lighting to suit any mood or occasion.

Fulham Reach Development

As a resident of Fulham Reach, you'll enjoy access to the exclusive Tamesis Club: a private lifestyle facility with a state-of-the-art gym, swimming pool, spa, virtual golf simulator, and a private screening room.

Perfectly positioned in one of West London's most desirable neighbourhoods, Fulham Reach offers quick and easy access to the best of the capital. With four Underground lines nearby — Hammersmith & City, Circle, District, and Piccadilly — you're only minutes away from South Kensington, Knightsbridge, and Heathrow.

Additional Information

Heating/Hot Water Provider: Switch 2 (Fees and charges may apply; please refer to the supplier for more information)

Council: Hammersmith & Fulham, Band: F

Service Charge: £6,200 per annum (subject to change)

Ground Rent: £550 per annum (subject to change)

Local Council: Hammersmith & Fulham
Council Tax Band: F
Leasehold

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
		86	86		
England & Wales		EU Directive 2002/91/EC		England & Wales	

