



## **KING HENRYS REACH, LONDON, W6**

### **£745,000 LEASEHOLD**

A charming and well presented two double bedroom, two bathroom flat on the first floor of the highly sought after King Henry's Reach development.

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## DESCRIPTION

This well arranged property has a good balance of living and entertaining space and benefits from an abundance of natural light from its corner position in the block. There are two good size double bedrooms, one of which is an ensuite and benefits from large built in wardrobes, and the other is served by a separate bathroom. There is a large reception room and separate modern kitchen that has a good balance of wall and base units. The flat is being sold with an underground car parking space and a long lease. It offers versatile possibilities, perfect for personal residence or a lucrative rental investment opportunity.

King Henry's Reach is a secure gated development with an excellent concierge system, lift and underground parking and is one of the area's most regarded developments. It is a short walk from Hammersmith tube station and there are several bus links that connect the property to Central and South London. There are a good selection of shops, bars and restaurants nearby on King Street and Fulham Palace Road.





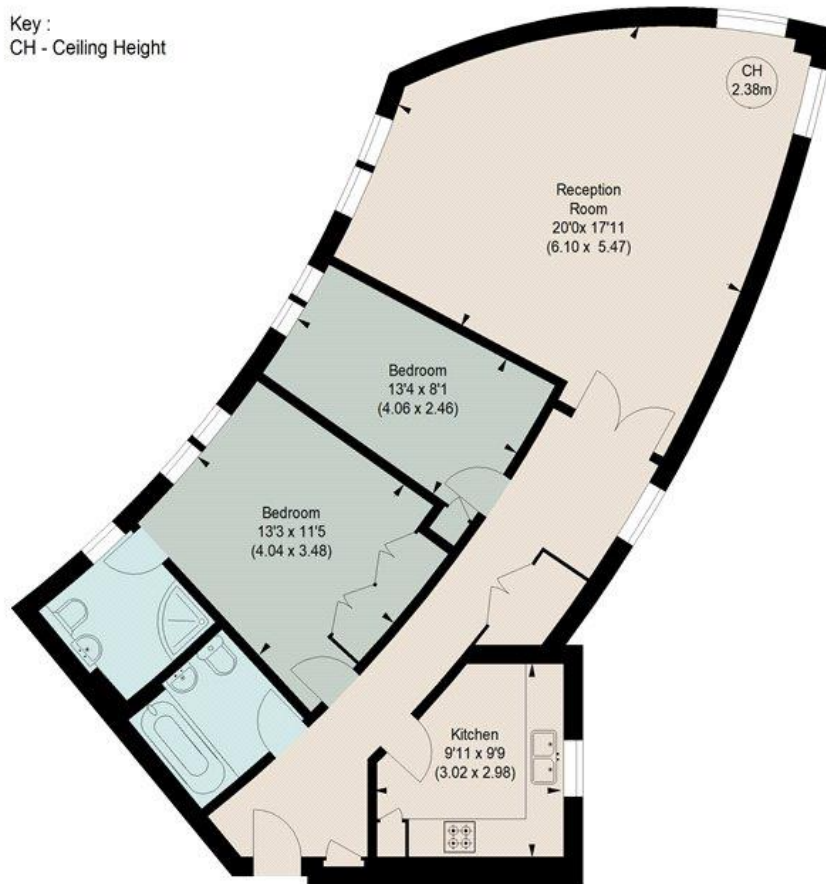


# KING HENRY'S REACH, SW6

Approximate gross internal area  
950 sq ft / 88.26 sq m



Key :  
CH - Ceiling Height



## FIRST FLOOR

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

**Term:** 970 year and 0 months

**Service Charge:** Circa. £6,000 Annually (subject to increase)

**Ground Rent:** £150 p/a

**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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