



Distillery Wharf Hammersmith W6

An opulent two bedroom apartment on the first floor of Distillery Wharf at the heart of the highly regarded Fulham Reach riverside development by St George. The property comprises two double bedrooms, two bathrooms, open-plan kitchen /living area with a custom designed, fully integrated, fitted kitchen - housing Siemens appliances and a stone kitchen worktop. Further benefits include: a right to park space, a southerly aspect, terrace with direct access to a private podium with river views and direct access to the landscaped communal gardens leading towards

the panoramic views of the Thames, porcelain flooring throughout, excellent built-in storage to bedrooms with further additions to the builders standard arrangements and residents access to the Tamesis Club. Fulham Reach offers the ultimate in riverside living, with interiors by world renowned designer Tara Bernerd and providing superb facilities on site including a swimming pool, treatment rooms, gym, private cinema, golf room, snooker room and wine room. A lifestyle of sophisticated elegance, the wide selection of bars and restaurants are the perfect places to unwind and experience river lifestyle at its best.

KEY FEATURES

2 bedrooms

2 bathrooms

Open plan kitchen / living area

Terrace with direct access to the private podium overlooking the river

Access to landscaped communal garden

Porcelain flooring throughout

Built-in storage to both bedrooms

**Interiors by world-renowned designer
Tara Bernerd**

A right to park space

On site facilities include:

Swimming pool

Treatment rooms

Gym

Private cinema

Golf room

Snooker room

Wine room





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Hammersmith & Fulham
Internal area:	954 sq. ft. / 88.64 sq. m.
Council tax band:	F
Lease length:	985 years approx.
Ground rent:	£450.00 per annum approx.
Service charge:	£9,000.00 per annum approx.

