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**Churchill & Mathesons**

Tierney Lane, London, W6 9YG

Offers In The Region Of £1,299,000 Leasehold



**KEY FEATURES:**

- TWO BEDROOMS
- 24 HOUR CONCIERGE SERVICE
- GYM
- UNDERFLOOR HEATING
- EN-SUITE
- UNDERGROUND PARKING
- BALCONY
- AIR CONDITIONING
- NO UPPER CHAIN

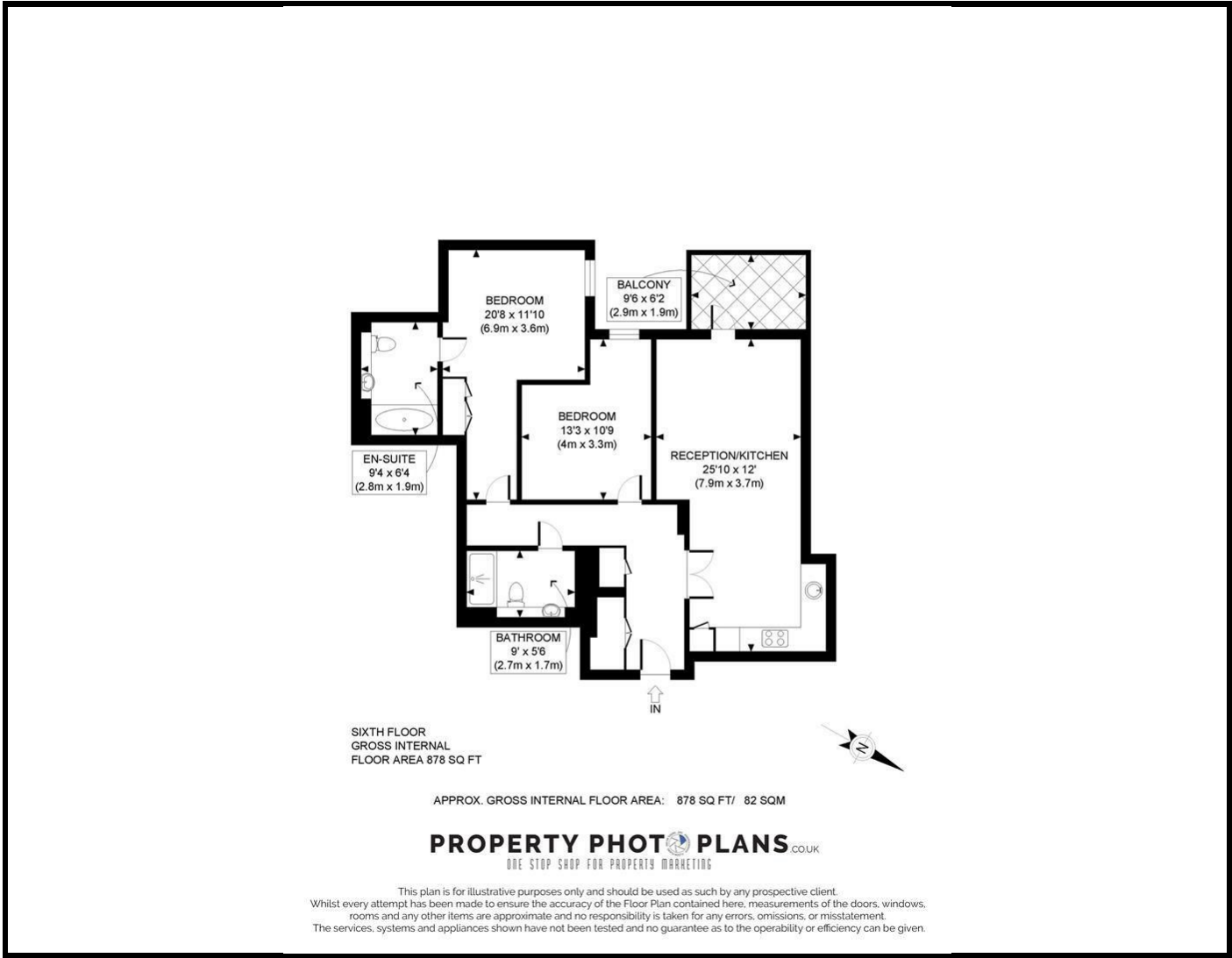
A SIXTH FLOOR TWO BEDROOM premier apartment which is located in Faulkner House within the Fulham Reach riverside development.

The property comprises of; entrance hall, open plan lounge/diner/kitchen with access to balcony, two bedrooms with an en-suite to the main bedroom and bathroom,. An internal viewing is highly recommended. The total approx gross internal floor area 878 SQ/FT (82 SQ/M).

Further advantages are the property is being offered with NO UPPER CHAIN, UNDER FLOOR HEATING and has exclusive access to the Tamesis Club, gym, the spa with swimming pool, sauna, steam room, treatment room, screening room, snooker room, wine tasting/storage room and virtual golf.

Located close to a wide range of shops, restaurants and cafes of Hammersmith and the River Thames is also moments away. Hammersmith Underground Station (Hammersmith & City, Circle, District and Piccadilly lines - Zone 2) is located 0.4 miles away and offers quick and frequent access to Central London and the West End. Heathrow Airport can be reached in 30 minutes by car and 30 minutes on the Piccadilly Line from Hammersmith Tube Station. Local Authority London Borough of Hammersmith & Fulham. Council Tax Band F.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.