



# FAULKNER HOUSE, LONDON, W6



ASKING PRICE  
£1,150,000



# FAULKNER HOUSE, TIERNEY LANE, W6

- Riverside development
- Two Bedrooms
- Master bedroom with en suite.
- Reception with Dining area
- Fitted Kitchen with breakfast bar
- Family bathroom
- Private balcony
- 24h Concierge and Fitness Suite
- 5 minutes' walk to Hammersmith tube station

Luxury apartment located in the sought after riverside Fulham Reach development in the heart of Hammersmith.

Walking distance to the multiple shops, restaurants and Hammersmith Underground Station (Piccadilly and District lines) which has excellent travel links around London.

The apartment is presented to a high standard and comprising a reception room with dining area, floor to ceiling windows that lead out to a private balcony, a fully fitted kitchen with integrated appliances and breakfast bar, two double bedrooms, master with en suite, and separate family bathroom.

The development offers 24-hour concierge, access to the private members club with snooker room, cinema room, and fitness facilities.



# FAULKNER HOUSE, TIERNEY LANE, W6

Approximate gross  
internal area:  
**85.3 SQM /**  
**918 SQ FT**

## Tierney Lane, W6 9AE

Approx Gross Internal Area = 85.24 sq m / 918 sq ft

Balcony = 8.13 sq m / 88 sq ft

Total = 93.37 sq m / 1006 sq ft



Ref :

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PLAN**

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Tenure: Leasehold, 985 years

Estimated ground rent: £716 p.a.

Estimated service charge: £7398 p.a.

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**FRASER**  
& Co

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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