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# QUEENS WHARF, 2 CRISP ROAD

£1,250,000, 2 BEDROOM

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Spacious 2 bedroom apartment to buy in Queen's Wharf,  
W6

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**CBRE**

The image shows a bright, empty apartment interior. The floor is covered in light-colored wood-look planks. The walls are white with a decorative white wainscoting or chair rail. There are recessed ceiling lights. On the left, there are large glass doors or windows that look out onto a residential area. The overall aesthetic is clean and modern.

CBRE IS DELIGHTED TO MARKET THIS CONTEMPORARY 2 BEDROOM APARTMENT WHICH OFFERS 1208 SQ FT OF LIVING SPACE. LOCATED ON THE SECOND FLOOR THE APARTMENT COMPRISES A GENEROUS OPEN PLAN LIVING AREA, DRAWING THE EYE TO THE STUNNING VIEWS OF THE RIVER AND HAMMERSMITH BRIDGE.



The accommodation further comprises a modern and thoughtfully designed kitchen with Miele oven and hob, master bedroom with ensuite, a second bedroom, stylish family bathroom and a balcony offering spectacular views.

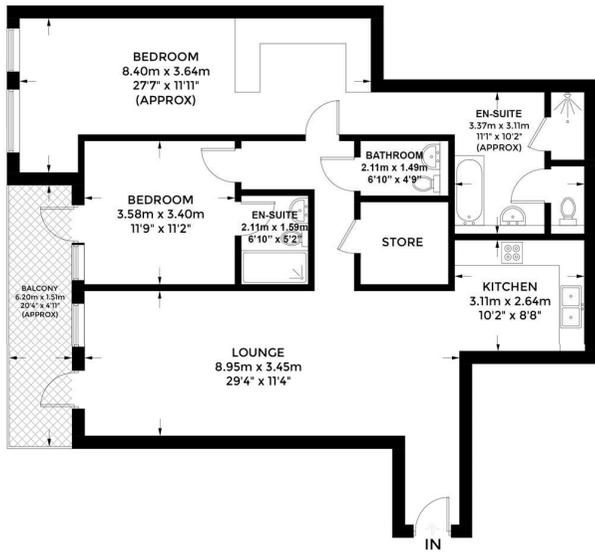
Queen's Wharf is a stunning new riverside development located adjacent Grade II listed Hammersmith Bridge. The amenities include a 24-hour dedicated concierge, a rooftop terrace with sweeping views for residents use only, and an on-site restaurant, bar and café. Queen's Wharf will also house the world-famous Riverside Studios which will be rebuilt to create a re-imagined Thames-side landmark for independent theatre, cinema and digital media.

Based in Hammersmith, Queen's Wharf is located on the iconic Surrey Bend of the River Thames made famous by the Oxford and Cambridge Boat Race. The development also features a riverside walkway that connects to the Thames Path offering an easy stroll, or pleasant bike ride, to Chiswick, Barnes and beyond. Hammersmith combines the pleasures of a tranquil life on the river with a bustling city vibe. Best known for icons of culture, such as the Hammersmith Apollo, Riverside Studios and the Lyric Theatre, Hammersmith also directly neighbours Fulham, placing Chelsea, Notting Hill and Knightsbridge within quick reach.

Queen's Wharf is a six-minute walk to Hammersmith Underground station, which offers a choice of four lines: Circle, District, Hammersmith & City and Piccadilly providing excellent access to central London.







**SECOND FLOOR**

Approximate Gross Internal Area = 112.2 sq m / 1208 sq ft  
 Approximate Gross External Area = 9.3 sq m / 100 sq ft



All dimensions are estimates only and may not be exact measurements. Areas are approximate. Floor plans and development plans are subject to change. The sketches, renderings, graphic materials, plans, specifics, terms, conditions and statements are proposed only, and the developer, the management company, the owners and other affiliates reserve the right to modify, revise or withdraw any or all of same in their sole discretion and without prior notice.



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

Price: £1,250,000 subject to contract  
 Tenure: Leasehold 999 years  
 Service Charge: £3,600  
 Ground Rent: £360  
 Local Authority: Hammersmith and Fulham

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