

INVESTMENT OPPORTUNITY

Queens Wharf, Crisp Road, W6 – Asking price £3,000,000

3 bedroom, 5th floor apartment situated in Queens Wharf, Hammersmith



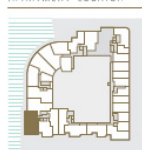
Wilton's Family Office is pleased to present this opportunity. The property is a splendid three bedroom apartment positioned at the heart of the Queens Wharf exclusive residential development. The accommodation comprises three bright and spacious bedrooms, two of which have their own en-suite bathroom. A further shower room and a bespoke open plan kitchen/living room provide a leisure area that is perfect for entertaining guests and family alike. One storage room and a cloak room complete the rest of the apartment, providing functionality and storage that compliments the opulence of the master bedroom and living space. In addition, the apartment's position on the 5th floor means that the property's 2 large balconies afford thoroughly pleasant views of the surrounding area.

Tenants are provided with a cinema room, café, restaurant, rooftop terrace, theatre and around the clock concierge service to help guarantee the best possible experience during residency. A secure underground parking space in a premium location comes with the apartment.

The apartment also boasts a wealth of transport links, as the Hammersmith Underground Station is only 5 minute stroll away, making journeys into the city centre quick and simple. The recently completed Crossrail also means that typically harder to reach destinations such as Heathrow and Canary Wharf are now only 30 minutes away. The aforementioned features go to show why Queens Wharf offers an ideal synthesis between luxury and location.

FLOOR	APARTMENT NO.
Floor 6	G.5.3
Floor 5	G.4.3
Floor 4	G.3.3
Floor 3	G.2.3
Floor 2	G.1.3
Floor 1	G.0.3

APARTMENT LOCATOR



KEY INVESTMENT CHARACTERISTICS

Asking price: **£3,000,000**

Square Meterage: **131 sq m**

Est. Annual Rental Income: **£62,400 p.a.**

Current Gross Initial Yield: **2.1%**

Service Charges: **£6,269.06**

Ground Rent: **£800**

Stamp Duty: **TBC**

The apartment is currently tenanted on an AST of one year that expires on the 1st of June 2020. As a result, the property will be generating immediate income upon investment.

Contact Details

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Investment characteristics are based on assumptions and therefore are estimates. Property investment may expose you to risk of losing your investment. Property is an illiquid asset. Sometimes properties may not be so easy to sell and this means that the liquidity of your investment cannot be guaranteed. Past performance does not guarantee future results. Actual results may differ materially from the forecasts / estimates. Views, opinions, trends, and prices expressed are subject to change without prior notice. They do not constitute investment advice or a guarantee of returns.



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