



Hammersmith Grove
W6

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2 BEDROOMS

**RECEPTION / KITCHEN / BREAKFAST
ROOM**

BATHROOM

WESTERLY GARDEN

STORAGE

OFF-STREET PARKING

EPC RATING: C 75

COUNCIL TAX BAND: E

LEASE LENGTH: 980 YRS APX

SERVICE CHARGE: £2,400 PA APX

A lateral 2 bedroom garden flat which occupies the lower ground floor of an imposing Victorian property. The open plan reception/kitchen/breakfast room is to the rear and has handsome French doors to the deep paved garden which enjoys an easterly aspect. The 2nd bedroom is beside the reception and the principal bedroom is situated to the front of the property with a bay window. There is a separate bathroom and the vault space has been cleverly utilised to create a utility area. This well-configured property of approximately 800 sq ft also benefits from off-street parking and is ideally located within easy walking distance of a number of restaurants, cafes and the transport hub at Hammersmith Broadway.

PRICE GUIDE £725,000

LEASEHOLD - SHARE OF FREEHOLD

SUBJECT TO CONTRACT







HAMMERSMITH GROVE W6



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 808 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 808 SQ FT/ 75 SQM

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