



## Westwick Gardens, Brook Green, W14

£1,795,000 Share of Freehold

A simply stunning five bedroom upper maisonette with private roof terrace.

Reception Room | Kitchen | 5 Bedrooms | 3 Bathrooms | Roof Terrace | 1,659 Sq Ft / 154 Sq M | Council Tax Band D | EPC Rating Band D

**Winkworth**





## LOCATION

The property is located close to the junction of Westwick Gardens and Netherwood Road, ideal for the numerous amenities on offer both in Brook Green and Westfield London. The closest station is Shepherd's Bush, where Underground (Central line) and London Overground services are available. Hammersmith station (District, Piccadilly and Hammersmith & City lines) is also within easy reach.

## DESCRIPTION

Immaculately presented throughout, this fabulous upper maisonette blends both traditional and contemporary styles. The property is entered on the ground floor through a spacious entrance hall with plenty of storage, with stairs leading to the first floor which offers a bedroom and shower room on the half landing, which then leads up to a light filled reception room and kitchen. The second floor offers two bedrooms, family bathroom and roof terrace, with the top floor offering two further bedrooms and shower room.







**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold.

**PRICE:** £1,795,000 Share of Freehold



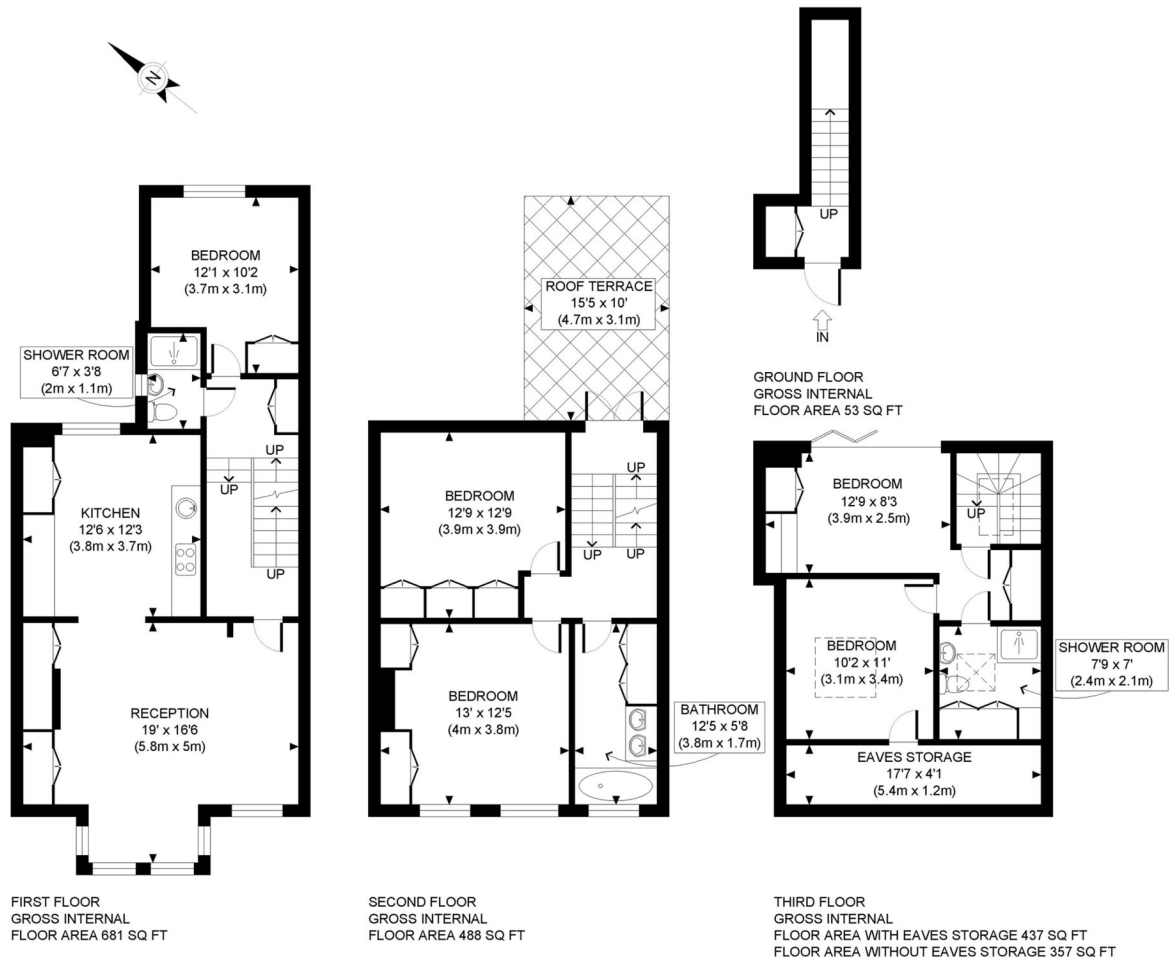
**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(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





APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1659 SQ FT/ 154 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1579 SQ FT/ 147 SQM

## PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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for every step...

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