Melrose Gardens, London, W6

£850,000 Share of Freehold

A bright and beautifully presented two-bedroom ground floor flat with a lovely private south-facing garden. Sold with a share of freehold and no onward chain.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | Additional WC | Cellar | Garden |

880 Sq Ft / 82 Sq M | Council Tax Band D | EPC Rating Band C

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LOCATION

Melrose Gardens is a quiet, tree-lined residential street within the Melrose Conservation Area, well placed for the excellent amenities of Brook Green and Brackenbury Village. The area is particularly popular for its fantastic independent shops, cafes, restaurants and local pubs, while a wider range of shopping, leisure and entertainment facilities can be found at Westfield London and the newly developed Olympia district. Transport links are excellent with Underground services available from Hammersmith, Shepherd's Bush and Goldhawk Road, together with London Overground services also available at Shepherd's Bush providing convenient access across London.

DESCRIPTION

A beautifully presented and extended two-bedroom ground floor apartment forming part of an attractive Victorian building, combining generous accommodation with excellent natural light and a private south-facing garden.

The accommodation is centred around a spacious open-plan kitchen, dining and reception room, where rooflights and sliding glazed doors create a bright and inviting space with direct access to the garden. The contemporary kitchen provides extensive storage and work surfaces, with a peninsula unit naturally separating the kitchen from the living area. Features include a Mercury range cooker, integrated dishwasher, an American-style fridge freezer and an exposed brick wall adding character.

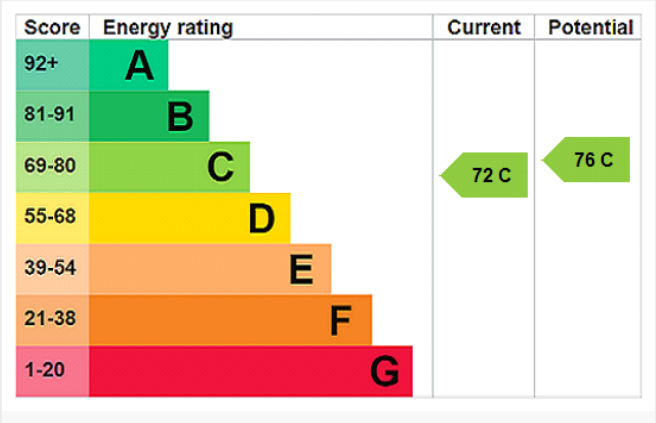
The property also benefits from a useful cellar providing excellent storage, space and plumbing for utility appliances, and housing the combi boiler and underfloor heating pipework.

There are two double bedrooms, including a generous principal bedroom with bay window and fitted wardrobes, together with a modern shower room and separate WC. Underfloor heating runs throughout the apartment, complemented by a Nest smart home system for added convenience and control.

LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 140 years 2 months.

PRICE: **£850,000 Share of Freehold**



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BASEMENT
GROSS INTERNAL
FLOOR AREA 119 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 761 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 880 SQ FT/ 82 SQM

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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.

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