





Sulgrave Road, Brook Green, London, W6

£485,000 Share of Freehold

Presented to the market in excellent condition throughout, this one-bedroom raised ground floor garden flat is offered for sale with a share of freehold and no onward chain.

Reception Room | Kitchen | Bedroom | Shower Room | Garden | 462 Sq Ft / 43 Sq M | Council Tax Band C | EPC Rating Band tbc

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LOCATION

Sulgrave Road is ideally located for the various amenities of Brook Green which include some superb shops, cafes, pubs and restaurants, whilst a further, more comprehensive selection are on offer both in Hammersmith itself and also at Westfield London. The property has superb transport links, which include underground and overground stations at Goldhawk Road (Hammersmith & City and Circle Lines), Shepherds Bush (Central Line and London Overground lines) and Hammersmith (Hammersmith & City, Circle Line, District Line and Piccadilly Line).



DESCRIPTION

Presented to the market in excellent condition throughout, this one-bedroom garden flat has been well maintained by the current owner.

The accommodation comprises a spacious reception room with high ceilings, ornate cornicing and a feature fireplace, a bedroom with fitted wardrobes, a shower room and a fitted kitchen with direct access to a generous private rear garden.

The property retains a number of period features alongside contemporary finishes and benefits from well-proportioned accommodation throughout.



Share of Freehold with an underlying lease of 999 years from 7 October 2025

Service Charge: Nil (£1,155 annual maintenance charges)

Ground Rent: Peppercorn





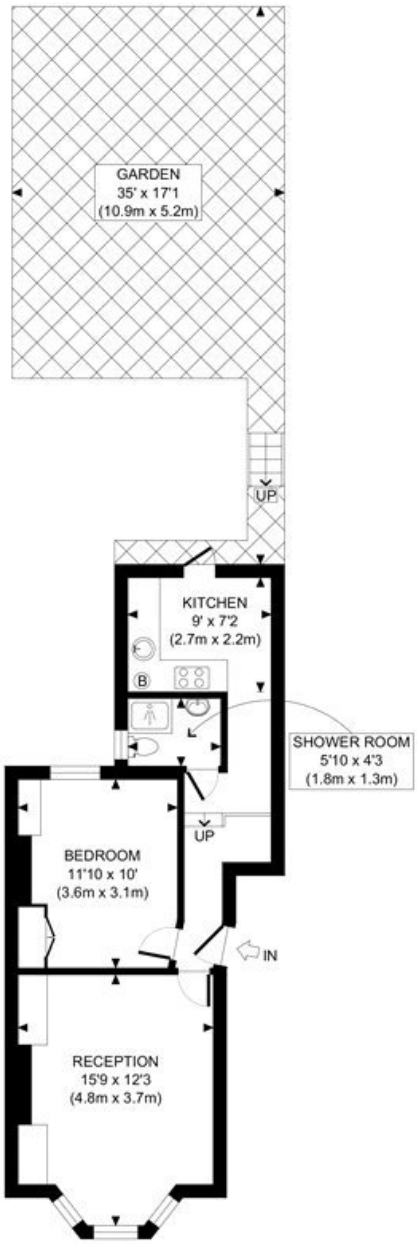
EPC tbc

LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 997 years 11 months.

PRICE: **£485,000 Share of Freehold**

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RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 462 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 462 SQ FT/ 43 SQM

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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.

PROPERTY PHOTO PLANS

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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