

Greyhound Road, W6

1 1 1

£495,000 *SHARE OF FREEHOLD*

A well-presented, one double bedroom flat in Baroc House spread across 591 sq. ft. of well-arranged living space, being sold with no onward chain.





Fulham & Parsons Green

020 7731 3388 | fulham@winkworth.co.uk

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DESCRIPTION

The flat offers excellent open plan living, with ample dining and relaxing space, plus a modern bathroom and a good size master bedroom which has generous built-in storage. The flat is situated in an old pub conversion and includes a large private storage room in the basement.

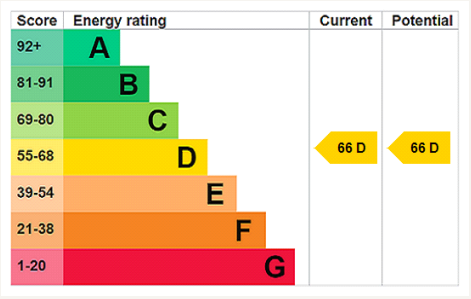
Located on the third floor of the building the flat offers excellent open plan living with a modern kitchen, wooden flooring and plenty of space for a dining table as well a large reception space. The bedroom is good-sized with built-in wardrobes and is serviced by a modern and stylish family style bathroom. The property benefits from an additional 118sq. ft. storage room on the lower ground floor.

Baroc House, which was converted from the Queen's Arms which ran between 1867-2012 on Greyhound Road. It is within walking distance of nearby Barons Court tube station (Piccadilly and District Line) as well as Hammersmith Broadway (Piccadilly, District and Hammersmith and City Lines). A wide range of local shops and restaurants can be found on Fulham Palace Road, as well as an excellent butchers HG Walters in Barons Court and a fantastic local pub The Colston Arms just around the corner from the property. The Queens Club is also within immediate proximity to the flat. The Thames River Path is a short walk away as is the Lillie Recreational ground.









MATERIAL INFORMATION

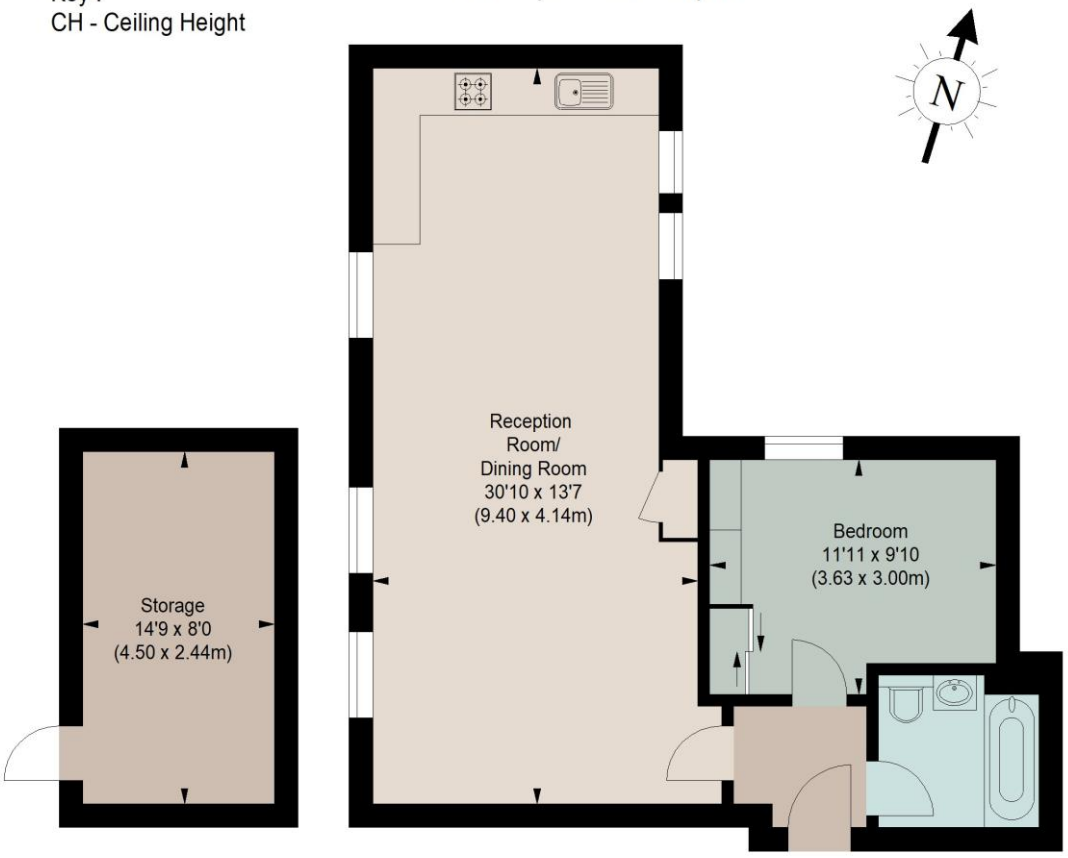
Tenure: Share of Freehold
Term: 985 years
Service Charge: £2100 p/a
Ground Rent: n/a
Council Tax Band: D
EPC rating: D
Is the property listed: Property is not listed



BAROC HOUSE,
GREYHOUND ROAD, W6

Approximate gross internal area
709 sq ft / 65.87 sq m
(Including Storage)
Storage
118 sq ft / 10.96 sq m

Key :
CH - Ceiling Height



BASEMENT **THIRD FLOOR**

The floor plan is not to scale and measurements and
areas shown are approximate and therefore should be used for illustrative purposes only.
The plan has been prepared in accordance with the RICS code of Measuring Practice
and whilst we have confidence in the information produced, it must not be relied on.
If there is any aspect of particular importance, you should carry out or
commission your own inspection of the property.

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