



Applegarth Road, Brook Green, London, W14

£2,000,000 Freehold

An unmodernised Victorian family house on this most sought after street close to Brook Green.

2 Reception Rooms | 2 Kitchens | 4 Bedrooms | 2 Bathrooms | Cloakroom | Basement | Garden |

2091 Sq Ft / 194 Sq M | Council Tax Band F | EPC Rating Band D

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LOCATION

Applegarth Road is a quiet street just north of Brook Green, ideal for the numerous amenities on offer within the area ,which include some superb pubs and restaurants. A number of excellent schools, both state and private sector, are also nearby. The closest station is Hammersmith, where four Underground lines are on offer, including Piccadilly and District lines, whilst London Overground services are available at Kensington Olympia.

DESCRIPTION

The house offers the ingoing buyer the opportunity to extend and reconfigure to their own tastes, subject to the usual necessary consents being obtained. Accommodation comprises entrance hall, two reception rooms kitchen and bathroom on the ground floor. The first floor offers two bedrooms, bathroom and cloakroom, with the top floor offering two further bedrooms and kitchen. The house benefits from a good size garden, plus a large cellar which offers scope for conversion to further living accommodation.





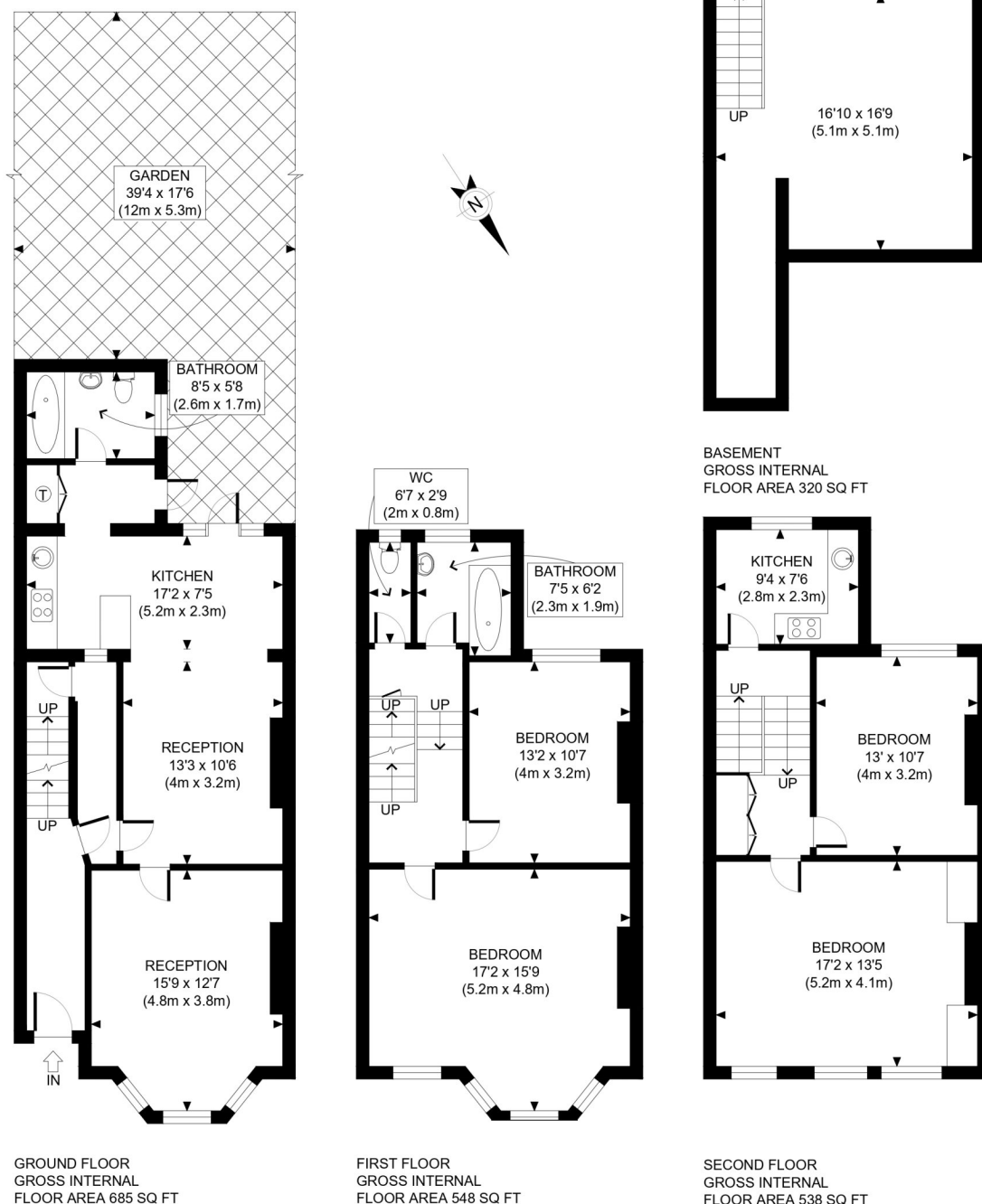
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Freehold.

PRICE: £2,000,000 Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA INC BASEMENT: 2091 SQ FT/ 194 SQM
APPROX. GROSS INTERNAL FLOOR AREA EXC BASEMENT: 1771 SQ FT/ 165 SQM

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APPLEGARTH ROAD, W14

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.

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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.

Hammersmith | 0207 371 4466 | hammersmith@winkworth.co.uk

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