



## Westwick Gardens, Brook Green, W14

£625,000 Leasehold

A delightful three bedroom maisonette arranged over the second and third floors of a small purpose built block.

Reception Room | Kitchen | 3 Bedrooms | Shower Room | En Suite Shower Room | Cloakroom | 837 Sq Ft / 78 Sq M | Council Tax Band C | EPC Rating Band C

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## LOCATION

The property is located close to the western end of Westwick Gardens, ideal for the numerous amenities on offer both in Brook Green and Westfield London. The closest station is Shepherds 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

The property is well presented throughout in a fresh contemporary style and offers accommodation which comprises entrance hall, kitchen with ample space for dining table, reception room and cloakroom on the second floor; the third floor offers two double bedrooms, one of which has an en-suite shower room, family bathroom and third bedroom.

Lease:- expires 24 December 2200 (175 years remaining)

Service Charge:- £200 pcm

Ground Rent:- N/A








**LOCAL AUTHORITY**  
Hammersmith & Fulham

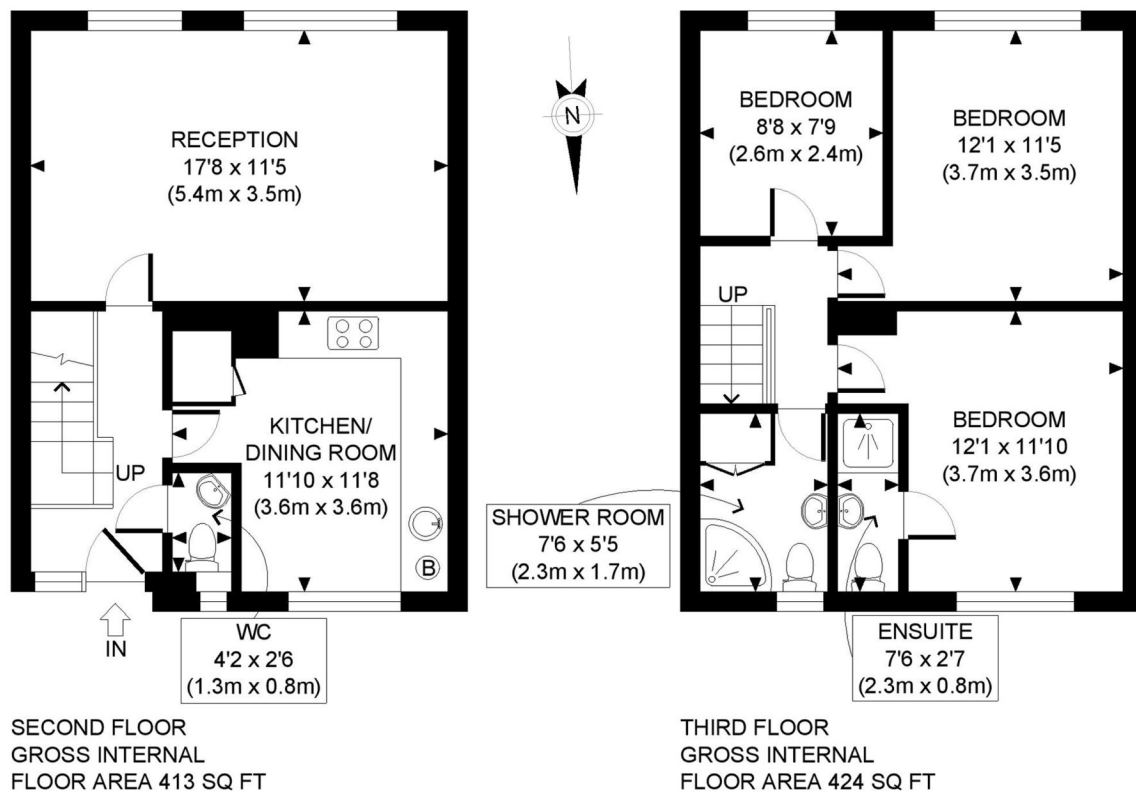
**TENURE**  
Leasehold 175 years 8 months.

**PRICE:** £625,000 Leasehold



### 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>                            | 73  | 80        |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC  |           |



APPROX. GROSS INTERNAL FLOOR AREA : 837 SQ FT/ 78 SQM

## PROPERTY PHOTO PLANS<sup>co.uk</sup>

ONE STOP SHOP FOR PROPERTY MARKETING

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 miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. 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.

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

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