



Cromwell Grove, Brook Green, W6

£2,000,000 Freehold

A superb house currently arranged as two separate apartments, with the rare advantage of a garage, on this popular street in the Melrose Conservation area.

2 Reception Rooms | 2 Kitchens | 5 Bedrooms | 2 Bathrooms | 2 Cloakrooms | Loft | Garage | Patio | Garden | 3341 Sq Ft / 310 Sq M | Council Tax Band E | EPC Rating Band G (Flat A) | EPC Rating Band D (Flat B)

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LOCATION

Cromwell Grove forms part of the Melrose Conservation Area and is ideally located for the numerous amenities on offer in Brook Green and Brackenbury Village. A further more extensive range are on offer at both Westfield London and in Hammersmith, with the closest Underground stations located at Hammersmith, Shepherd's Bush and Goldhawk Road. London Overground services are also available at Shepherd's Bush.

DESCRIPTION

With scope to convert back to a family house, subject to the usual consents, the property is currently arranged as two individual apartments the lower of which requires modernisation. Accommodation currently comprises a one bedroom flat arranged over the ground and lower ground floors; the first and second floors being a three bedroom upper maisonette, with extensive loft storage. The house further benefits from the rare advantage of a garage.





LOCAL AUTHORITY
Hammersmith & Fulham

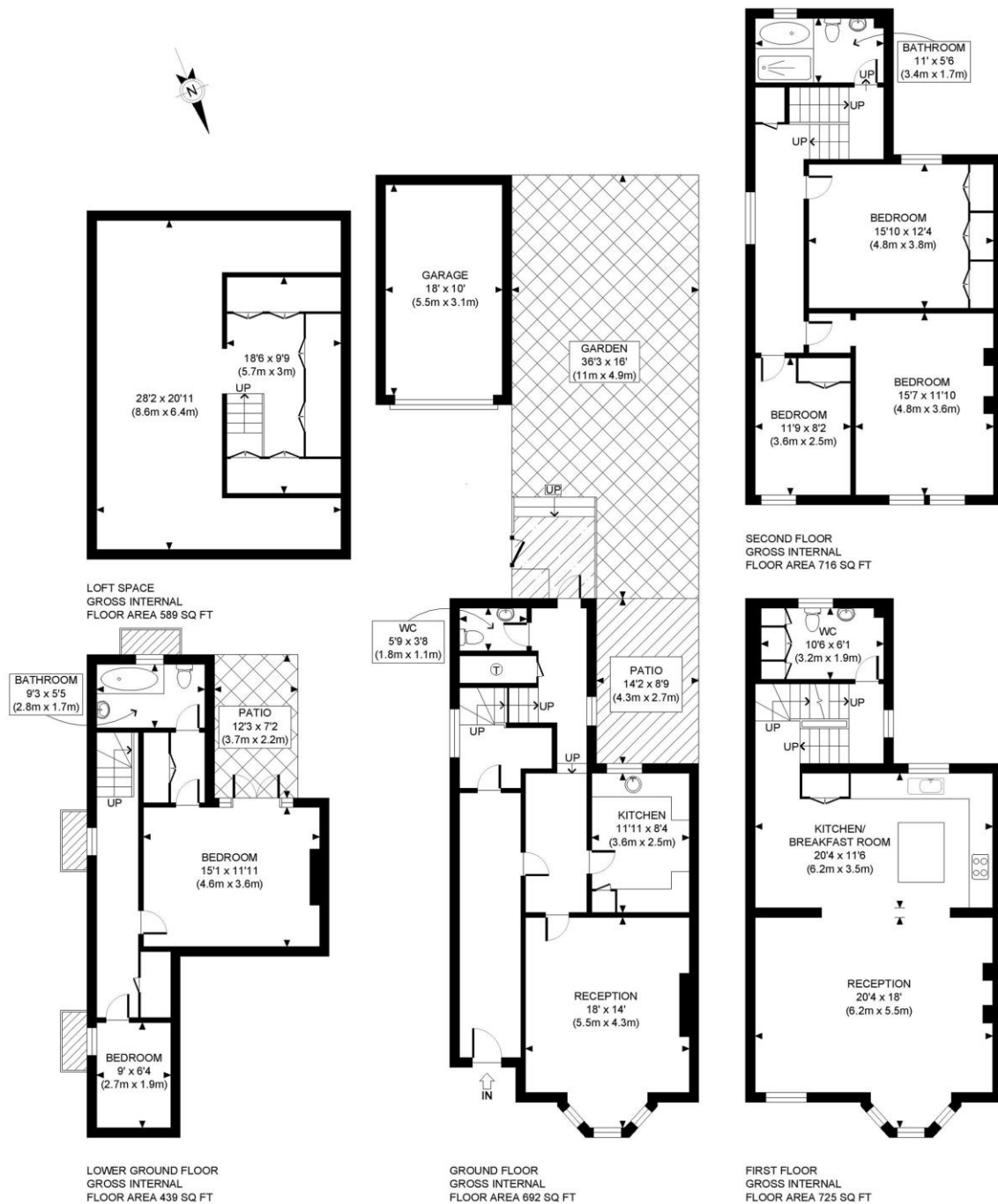
TENURE
Freehold.

PRICE: £2,000,000 Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE AND LOFT SPACE: 3341 SQ FT/ 310 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE AND LOFT SPACE: 2572 SQ FT/ 239 SQM

PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

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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.

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for every step...

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