



Hammersmith Grove, Brackenbury Village, London, W6

£399,950 Leasehold

A superb one bedroom flat with private west-facing roof terrace, moments from the amenities and transport connections of Hammersmith.

Reception Room | Kitchen | Bedroom | Bathroom | Roof Terrace | 465 Sq Ft / 43 Sq M | Council Tax Band D | EPC Rating Band C

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LOCATION

Located towards the middle of Hammersmith Grove on the western side of the road, the property is ideal for the numerous amenities on offer in Brackenbury Village and Hammersmith, as well as those on Hammersmith Grove itself. The closest Underground station is Hammersmith, where four lines are on offer, including District and Piccadilly.

DESCRIPTION

A superb one bedroom flat, with private west-facing roof terrace, on the second floor of a Victorian building. Accommodation comprises entrance hall, reception room with semi open plan kitchen, bathroom and bedroom, which has French doors leading to a private west facing roof terrace.

Lease: 97 years remaining

Service Charge: £1,799.66 p.a (include Building Insurance)

Ground Rent: £100 p.a





LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold 97 years 10 months.

PRICE: £399,950 Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 465 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 465 SQ FT/ 43 SQM

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PROPERTY PHOTO PLANS
THE WAY TO THE PROPERTY

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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