



Westwick Gardens, London, W14

£425,000 Share of Freehold

A bright and exceptionally spacious one-bedroom flat on the top floor of a Victorian terraced house, situated on a prime Brook Green street.

Reception Room | Open Plan Kitchen | Bedroom | Bathroom | 528Sq Ft / 49 Sq M | Council Tax Band D | EPC Rating Band C

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LOCATION

The property is located on Westwick Gardens, close to the junction with Netherwood Road and is ideal for the numerous amenities on offer in Brook Green and Shepherd's Bush. These include Westfield London and excellent transport links provided by the Central Line Underground, London Overground station and numerous bus routes. Furthermore the eagerly anticipated Olympia redevelopment is close by, as is Kensington High Street and Hammersmith Broadway.

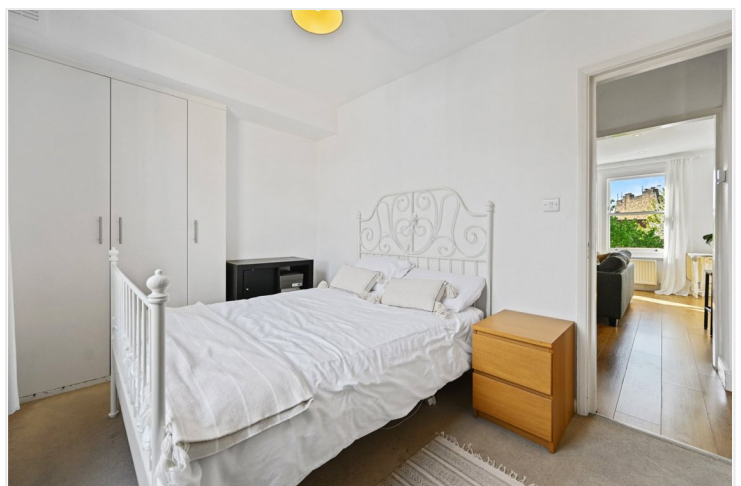
DESCRIPTION

Well presented throughout, the flat is entered on the first floor and has stairs leading to the second floor, where accommodation comprises entrance hall, bedroom, bathroom and open plan reception room/kitchen spanning the width of the property.

Share of Freehold with an underlying lease of 999 years from 25 December 1983

Service Charge:- £1750 p.a.

Ground Rent:- N/A





LOCAL AUTHORITY
Hammersmith & Fulham

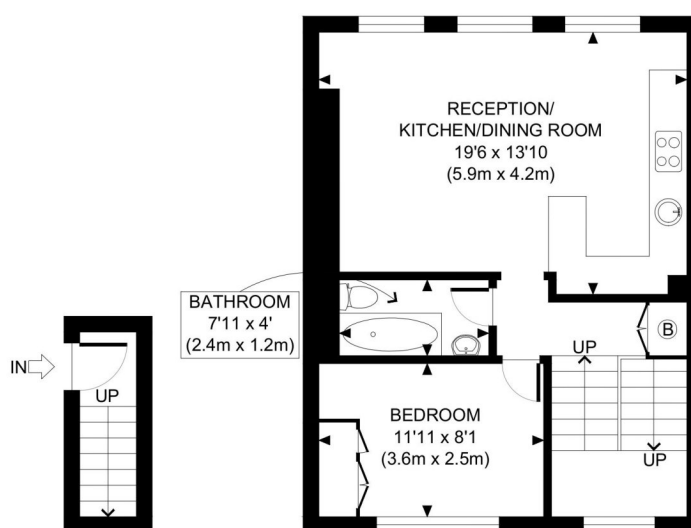
TENURE
Share of Freehold 956 years 4 months.

PRICE: £425,000 Share of Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 29 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 499 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 528 SQ FT/ 49 SQM

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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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