



Sulgrave Road, W6

£625,000 Leasehold

A delightful two double bedroom flat with balcony, on the first floor of a mid-terrace Victorian house.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Balcony | 593 Sq Ft / 55.1 Sq M | Council Tax Band C | EPC Rating Band C

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LOCATION

Sulgrave Road is ideally located for the numerous amenities on offer in Brook Green, as well as those in Hammersmith and Shepherd's Bush, including Westfield London. The closest Underground stations are Goldhawk Road (which is within a few minutes' walk), Hammersmith and Shepherd's Bush, where London Overground services are also available.

DESCRIPTION

Offered in extremely good order throughout, accommodation comprises entrance hall, reception room spanning the width of the house, kitchen, bathroom and two double bedrooms, both of which benefit from fitted storage. The flat also has the advantage of a private balcony.

Lease:- 215 years from 25 March 1987 (176 years remaining)

Service Charge:- £1650 pa

Ground Rent:- N/A





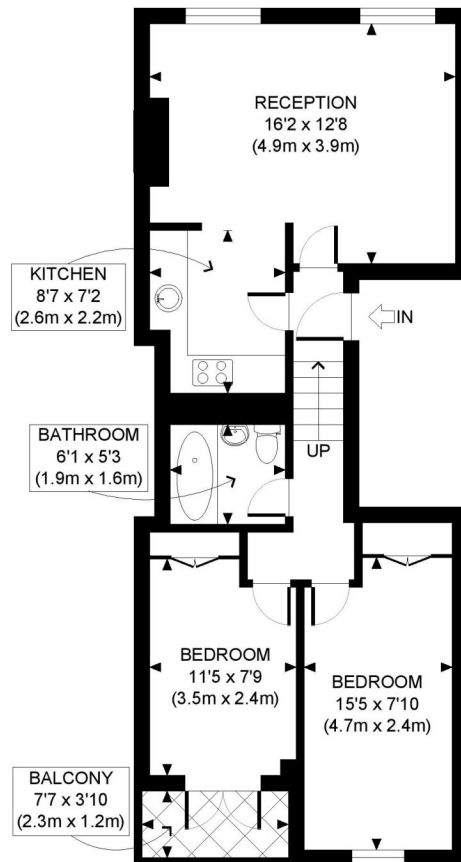
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold 176 years 11 months.

PRICE: £625,000 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 | | |



FIRST FLOOR



APPROX. GROSS INTERNAL FLOOR AREA: 593 SQ FT/ 55.1 SQM

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