



Melrose House, Melrose Gardens, London, W6

£450,000 Share of Freehold

A well presented one bedroom flat with off street parking and two balconies, within a small purpose built block.

Reception Room | Kitchen | Bedroom | Bathroom | 2 Balconies | 565 Sq Ft / 52 Sq M | Council Tax Band E | EPC Rating Band C

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LOCATION

Melrose House is at the end of Melrose Gardens and forms part of the Melrose Conservation Area. The flat is ideally located for the numerous amenities on offer in Brook Green and Brackenbury Village, which include some fantastic independent shops, including a fishmonger and butcher and a number of excellent pubs and restaurants. A further more extensive range are on offer at both Westfield London and in Hammersmith, whilst the eagerly anticipated Olympia redevelopment is also within easy reach. The closest Underground stations are Hammersmith, Shepherd's Bush and Goldhawk Road. London Overground services are also available at Shepherd's Bush.



DESCRIPTION

The property is well presented throughout and has the additional benefit of two private balconies and a designated off-street parking space. Accommodation comprises entrance hall, reception room with semi open plan kitchen and access to balcony, bathroom and bedroom with fitted wardrobes and access to a further balcony.

Share of freehold with an underlying lease of 125 years from 20 June 1996 (currently being extended to 999 years at the vendors' cost)

Service Charge:- £2400 p.a.

Ground Rent:- N/A





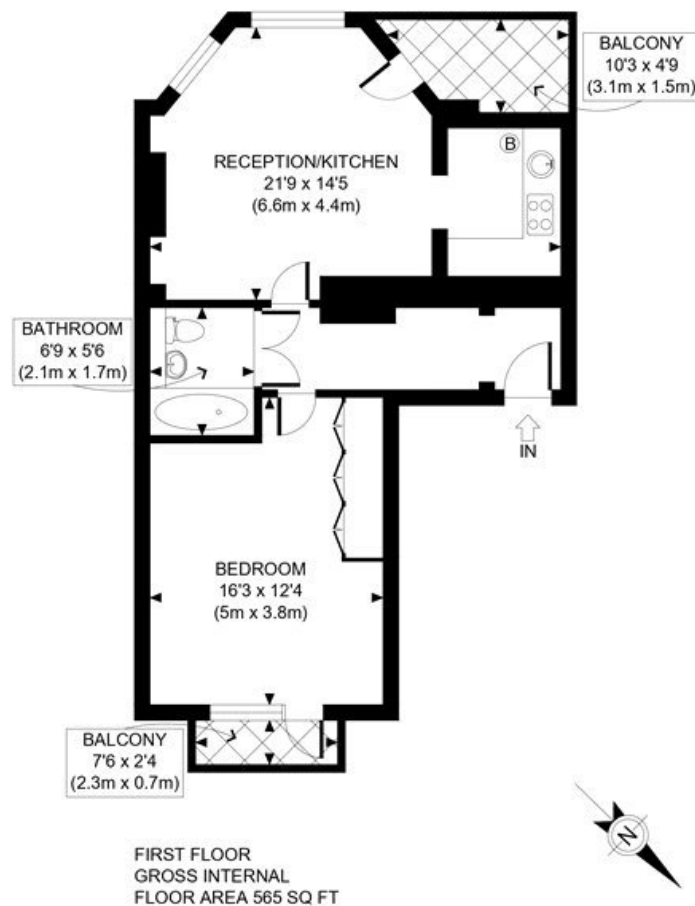
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold.

PRICE: £450,000 Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA: 565 SQ FT/ 52 SQM

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MELROSE GARDENS, W6

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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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