

## Westwick Gardens, London, W14

£475,000 Share of Freehold

A smart two bedroom flat on the top floor of a mid-terrace Victorian house.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | 519 Sq Ft / 48 Sq M | Council Tax Band C | EPC Rating Band C

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## LOCATION

The property is located close to the western end of Westwick Gardens, ideal for the numerous amenities on offer both in Brook Green and Westfield London. The closest station is Shepherds Bush, where Underground (Central line) and London Overground services are available. Hammersmith station (District, Piccadilly and Hammersmith & City lines) is also within easy reach.

## DESCRIPTION

Well presented throughout, the flat is entered on the second floor with stairs leading to the top (third) floor. Accommodation comprises entrance hall, reception room with open plan kitchen, bathroom and two bedrooms.

Share of Freehold with an underlying lease of 999 years from 1 January 2018

Service Charge:- £125 pcm (£1500 p.a.)

Ground Rent:- N/A





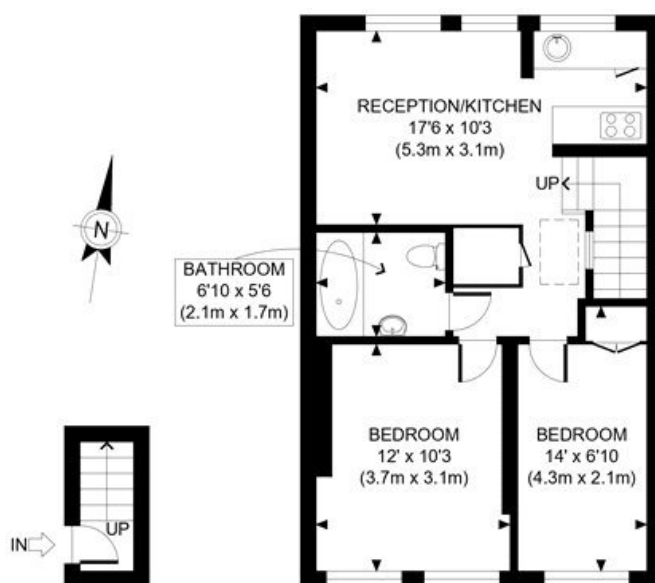
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold 992 years 5 months.

**PRICE:** £475,000 Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 19 SQ FT

THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 500 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 519 SQ FT/ 48 SQM

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WESTWICK GARDENS, W14

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**PROPERTY PHOTO PLANS**  
THE STEP AHEAD FOR PROPERTY MARKETING

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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