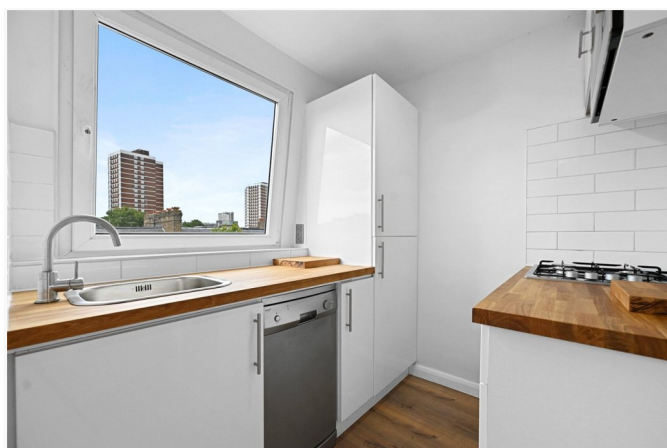




Westwick Gardens, London, W14

£450,000 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.

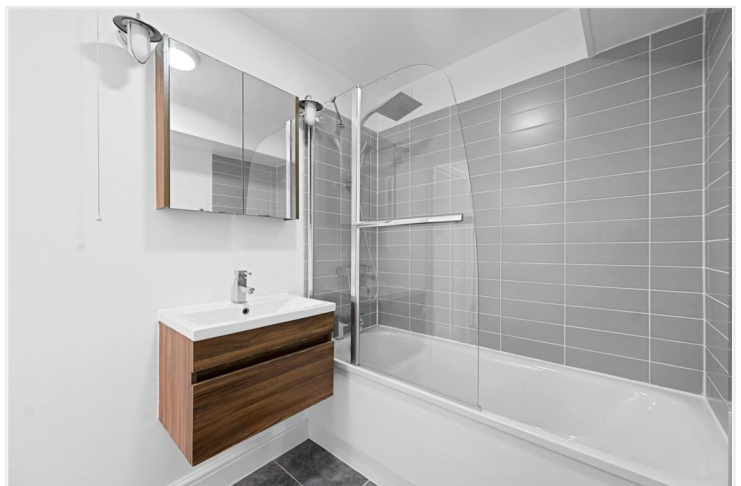
DESCRIPTION

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





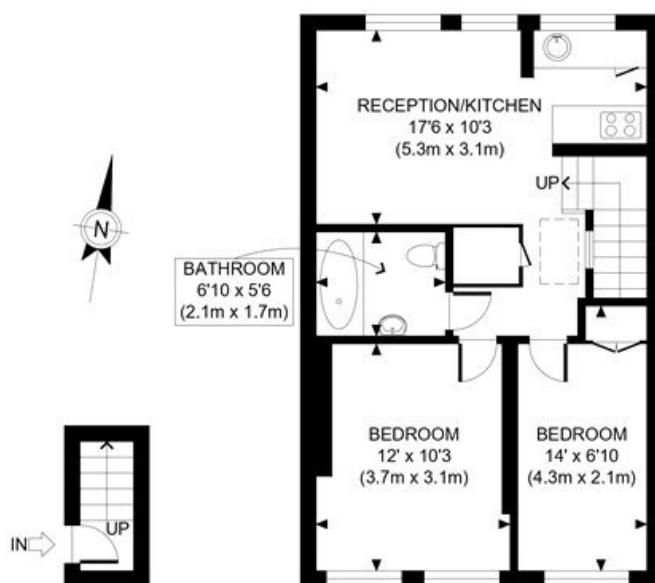
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 992 years 3 months.

PRICE: £450,000 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

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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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