



Mylne Close, Upper Mall, London, W6

£1,250,000 Freehold

A contemporary townhouse moment from the River Thames.

Double Reception Room | Kitchen / Dining Room | 4 Bedrooms | Study / Bedroom | En suite Bathroom | 2 Shower Rooms | Utility Room | Balcony | 1718 Sq Ft / 160 Sq M | Council Tax Band G | EPC Rating Band C

Winkworth

winkworth.co.uk

for every step...



LOCATION

Mylne Close is a small development just moments from the Thames Path, with its variety of pubs, cafes and other amenities. King Street and Chiswick High Road are both within easy reach, with the closest Underground stations being Ravenscourt Park, Stamford Brook and Hammersmith. A number of well regarded schools, both state and private sector, are also found within the local area.

DESCRIPTION

Arranged over four floors, this modern townhouse is presented in a contemporary style throughout. The ground floor offers entrance hall, shower room, kitchen and reception/dining room; the first floor dual aspect reception room with balcony and utility room; the second floor two double bedrooms, bathroom and third single bedroom; the top (third) floor offers bathroom, bedroom and study/bedroom. The house further benefits from excellent storage throughout and off street parking to the rear.

Freehold

Service Charge:- £450 p.a.





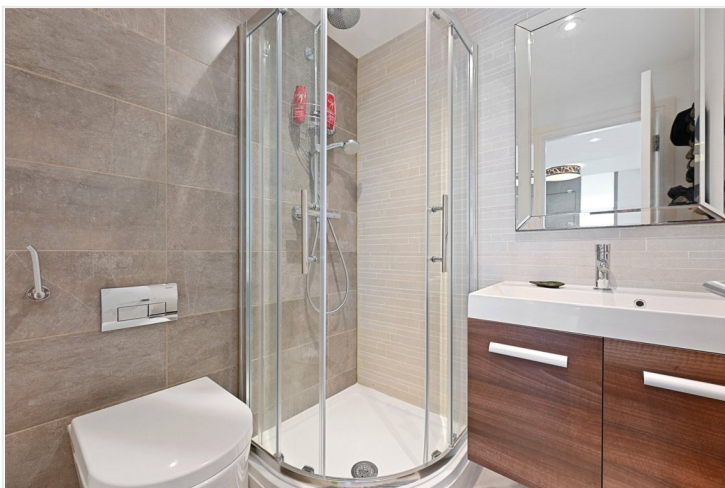
LOCAL AUTHORITY
Hammersmith & Fulham

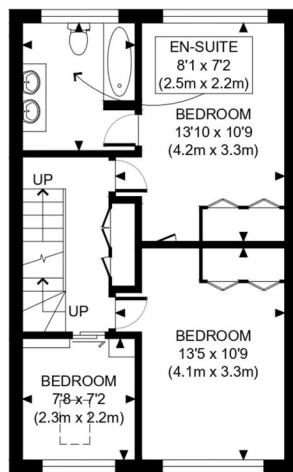
TENURE
Freehold.

PRICE: £1,250,000 Freehold

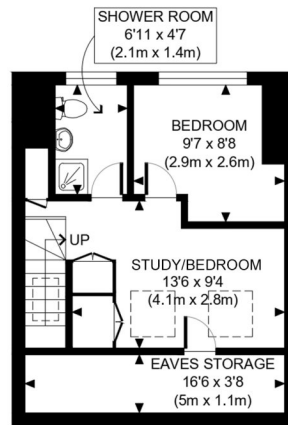


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

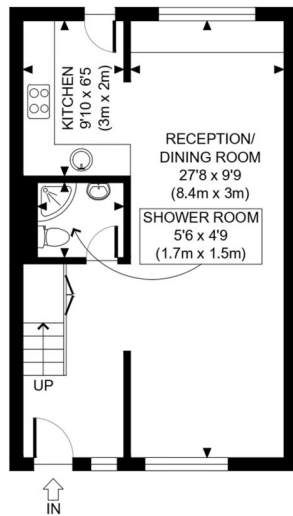




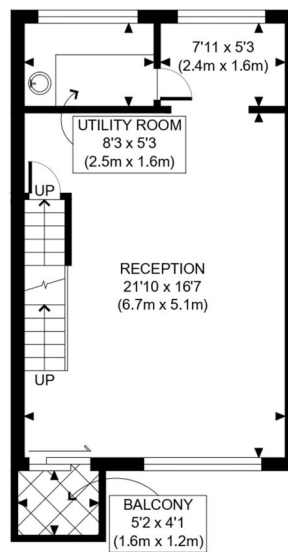
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 461 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 342 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 275 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 459 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 456 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1718 SQ FT/ 160 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1651 SQ FT/ 153 SQM

Winkworth

MYLNE CLOSE, W6

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 .CO.UK
ONE STOP SHOP FOR PROPERTY MEASUREMENTS

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.

Hammersmith | 0207 371 4466 | hammersmith@winkworth.co.uk

Winkworth

for every step...

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.