

Melrose Gardens, London, W6

£525,000 Share of Freehold

A charming two bedroom flat on the first floor of a mid-terrace Victorian house.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | 510 Sq Ft / 47 Sq M | Council Tax Band D |
EPC Rating Band C

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LOCATION

Melrose Gardens 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

Well presented throughout, the property offers accommodation comprising entrance hall, reception room, kitchen, two bedrooms and bathroom.

Share of freehold with an underlying lease of 189 years from 25 September 1977

Service Charge:- £70 pcm

Ground Rent:- N/A

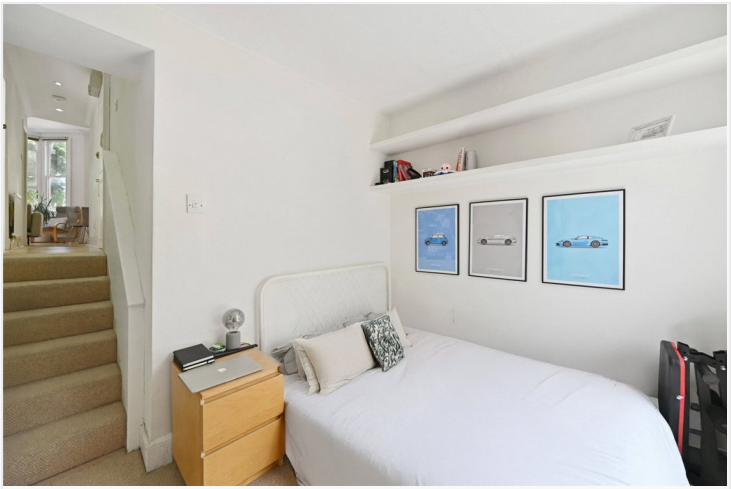




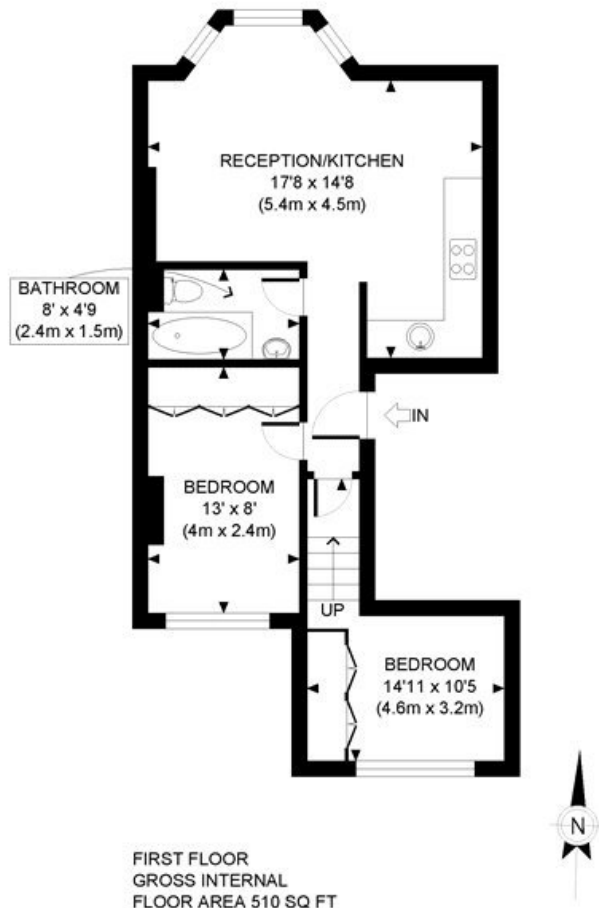
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 141 years 2 months.

PRICE: £525,000 Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA: 510 SQ FT/ 47 SQM

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MELROSE GARDENS, W14

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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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