

## Batoum Gardens, London, W6

£500,000 Share of Freehold

A charming top-floor, two bedroom apartment set within a Victorian building, ideally located in the heart of Brook Green.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | 526.84 Sq Ft / 48.95 Sq M | Council Tax Band D | EPC Rating Band C

**Winkworth**



## LOCATION

Batoum Gardens occupies a prime position at the heart of Brook Green, a highly desirable enclave celebrated for its outstanding schools, independent boutiques, and green spaces. Proximity to transport links are excellent with the closest Underground station being Hammersmith and there are a number of bus routes nearby.

## DESCRIPTION

This well-proportioned top-floor apartment is presented in good order and features two bedrooms, a well-appointed bathroom, and a bright kitchen and living space.



Offered chain-free, the property also benefits from a share of the freehold and reasonable service charge costs.

Lease: 889 years remaining

Service Charge: £1,200 p.a

Ground Rent: N/A

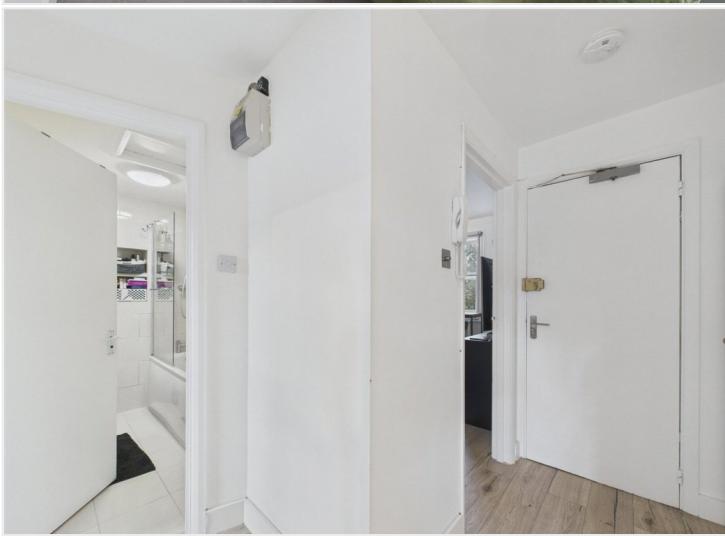




**LOCAL AUTHORITY**  
Hammersmith & Fulham

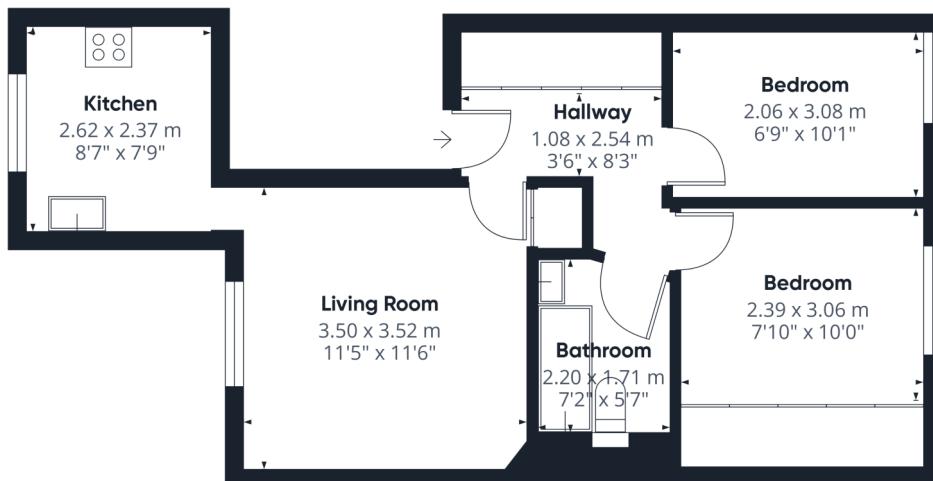
**TENURE**  
Share of Freehold 889 years

**PRICE: £500,000 Share of Freehold**



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

72 C      79 C



GLA<sup>(1)</sup>  
48.95 m<sup>2</sup>  
526.84 ft<sup>2</sup>

(1) Finished, above grade  
Ext. wall thickness assumed: 15.24  
cm/6 in

Calculations reference the ANSI-2765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360



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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