



## Westwick Gardens, W14

£475,000 Share of Freehold

A fantastic one bedroom flat on the top floor of a mid-terrace Victorian house.

Reception Room | Open Plan Kitchen | Bedroom | Bathroom | 517 Sq Ft / 48 Sq M | Council Tax Band D | EPC Rating Band D

**Winkworth**

*winkworth.co.uk*

for every step...





## LOCATION

The property is located on Westwick Gardens, close to the junction with Netherwood Road and is ideal for the numerous amenities on offer in Brook Green and Shepherds Bush. These include Westfield London and excellent transport links provided by the Central Line Underground, London Overground station and numerous bus routes. Furthermore the eagerly anticipated Olympia redevelopment is close by, as is Kensington High Street and Hammersmith Broadway.

## DESCRIPTION

Well presented throughout, the flat is entered on the first floor and has stairs leading to the second floor, where accommodation comprises entrance hall, bedroom, bathroom and open plan reception room/kitchen spanning the width of the property.

Share of Freehold with an underlying lease of 999 years from 25 December 1983

Service Charge:- £1750 p.a.

Ground Rent:- N/A





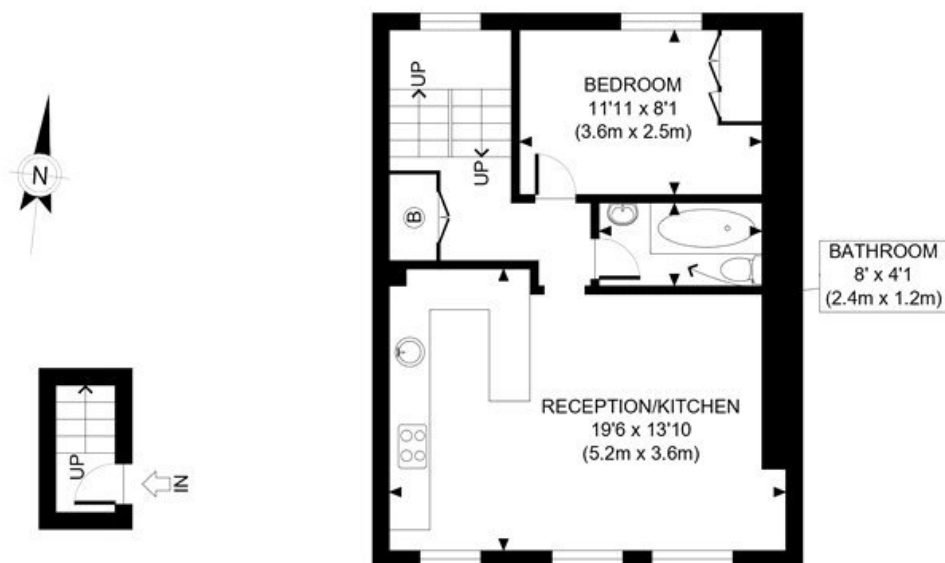
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold 957 years 6 months.

**PRICE:** £475,000 Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	66 D
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 18 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 499 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 517 SQ FT/ 48 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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.

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.