



Southcombe Street, W14

£875,000 Share of Freehold

A fabulous three bedroom maisonette with private garden, arranged over the lower two floors of a Victorian end of terrace house.

Reception Room | Open Plan Kitchen | 3 Bedrooms | Bathroom | Shower Room | Garden | Storage Vault |
841 Sq Ft / 78 Sq M | Council Tax Band F | EPC Rating Band D

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LOCATION

Southcombe Street is located just a short walk from both Kensington High Street and Hammersmith, giving easy access to a variety of transport links, including both Underground and Overground services, whilst numerous other amenities, including some superb pubs and restaurants, are also within easy reach. The eagerly anticipated Olympia redevelopment, due to open in late 2025, is just moments away, whilst the open spaces of Holland Park, Brook Green and the River Thames are also close by.

DESCRIPTION

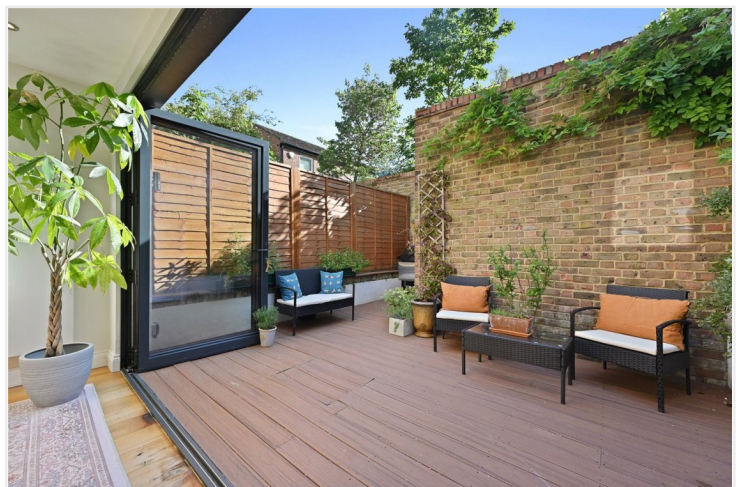
Extremely well presented throughout, the property is entered on the lower ground floor, through its own private entrance, which offers open plan reception room/kitchen, with bi-fold doors to a private garden, shower room and bedroom (currently used as an additional reception room). The raised ground floor offers two double bedrooms and bathroom. There is the added benefit of access to a storage vault at the front of the property.

Share of Freehold with an underlying lease of 999 years from 18 May 2018

Service Charge:- Paid on ad hoc basis

Building Insurance:- c. £500 p.a.

Ground Rent:- N/A

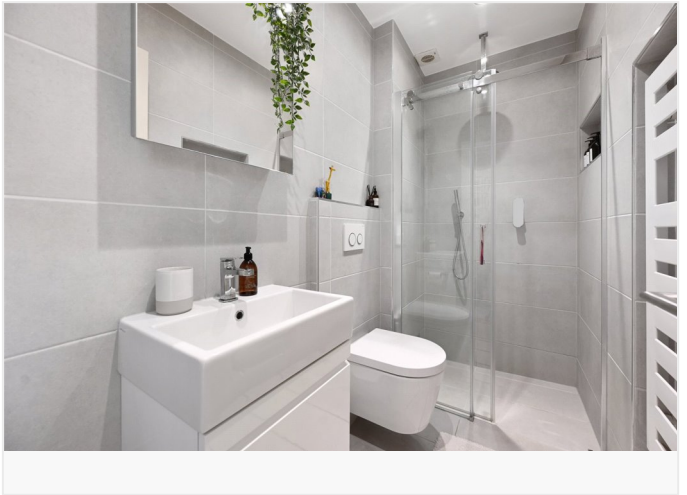




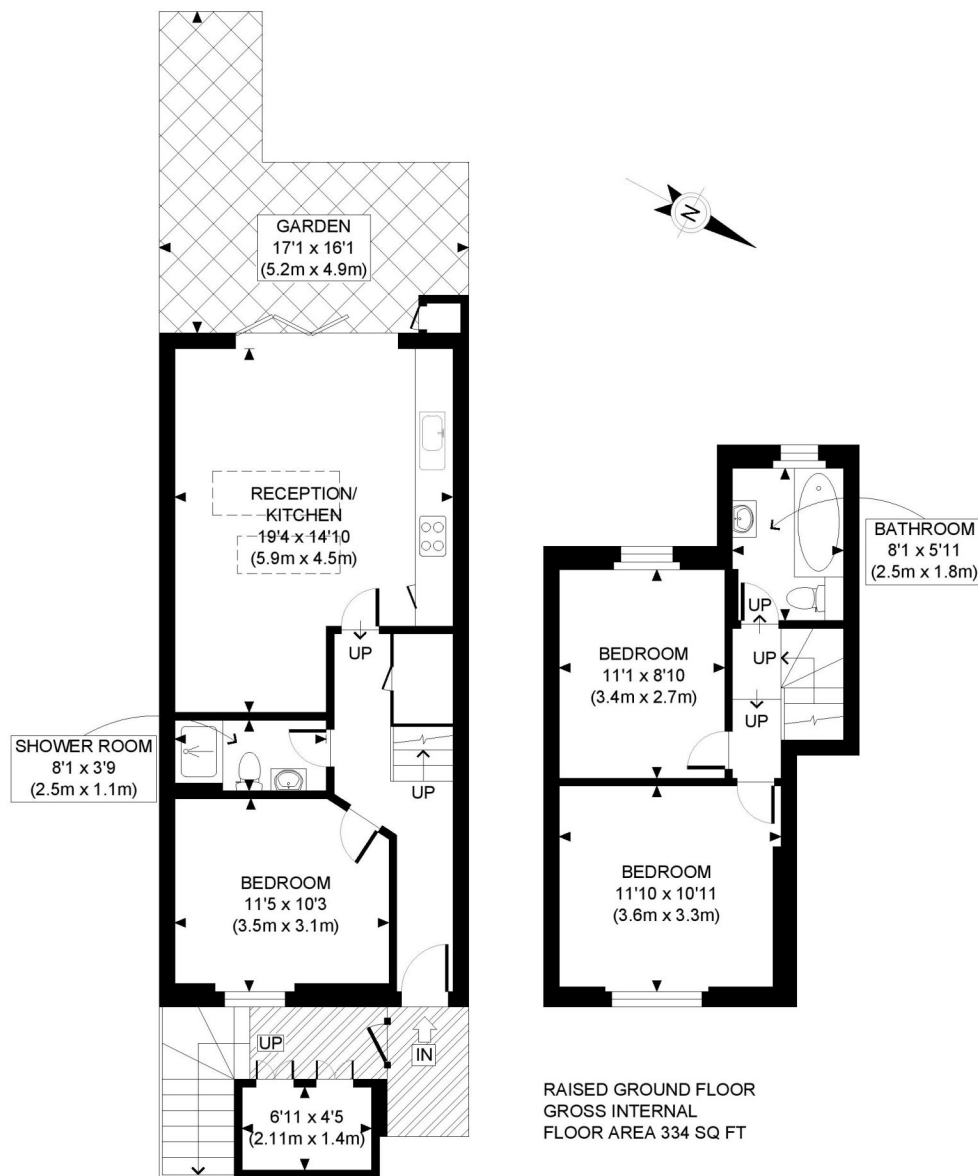
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 992 years .

PRICE: £875,000 Share of Freehold



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 64 D | 64 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



APPROX. GROSS INTERNAL FLOOR AREA WITH VAULT : 872 SQ FT/ 81 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT VAULT : 841 SQ FT/ 78 SQM

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SOUTHCORBE ROAD, 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.

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ONE STOP SHOP FOR PROPERTY PARTICULARS

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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