

Porten Road, Brook Green, London, W14

£375,000 Leasehold

A well presented one bedroom flat on the first floor of a stucco fronted Victorian house.

Reception Room | Kitchen | Bedroom | Bathroom | 400 Sq Ft / 37 Sq M | Council Tax Band C | EPC Rating Band D

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LOCATION

Porten Road is ideally located in the heart of Brook Green, within easy reach of the numerous local amenities which include some superb pubs, restaurants and cafés. A further range of amenities are on offer in both Hammersmith and Westfield London, whilst the closest stations are Hammersmith (four Underground lines), Shepherds Bush (Underground and London Overground services) and Kensington Olympia (London Overground). 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

Offered in good condition throughout, the property benefits from accommodation comprising entrance hall, reception room with open plan kitchen, shower room and bedroom. The flat offers fitted wardrobes in the bedroom and excellent ceiling height throughout.

Lease: 111 years (expires 2 May 2137)

Service Charge:- £474.53 per quarter (covering building insurance, communal cleaning and lighting, general maintenance and sinking fund). No works have been notified by the Managing Agents

Ground Rent- £50 p.a.

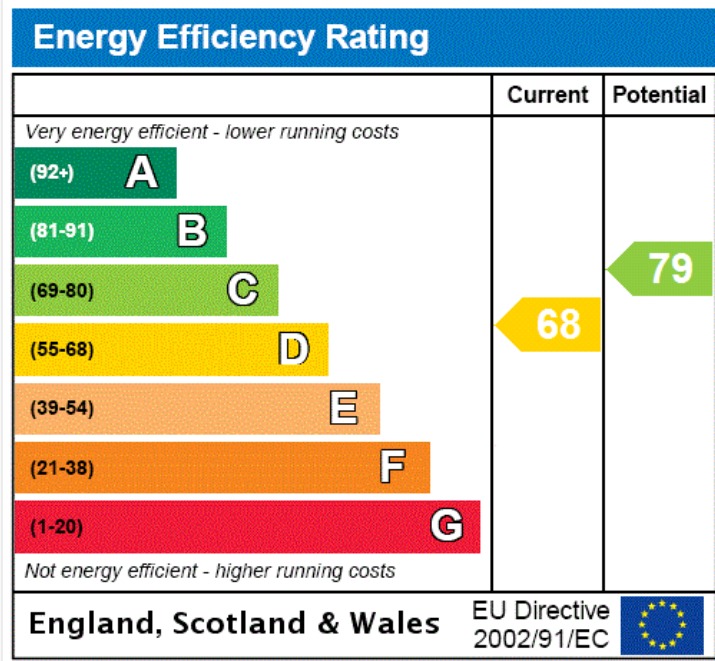


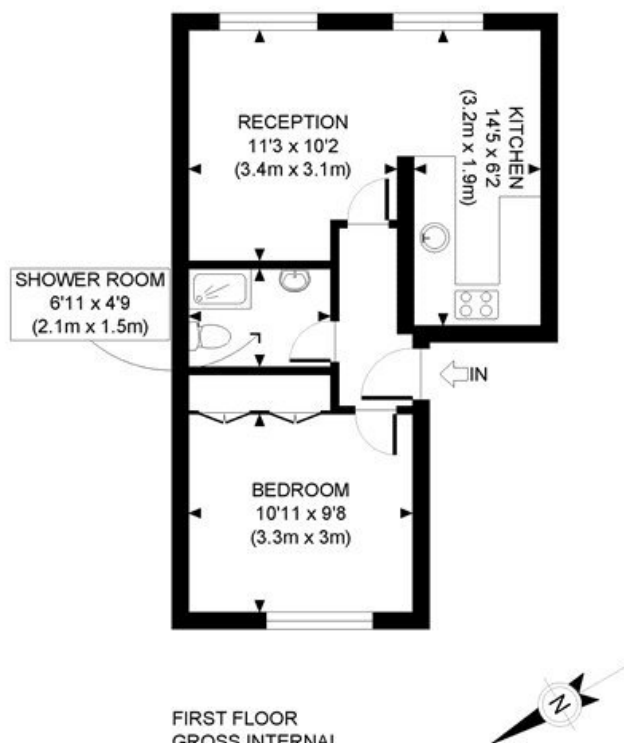


LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold 111 years 10 months.

PRICE: £375,000 Leasehold





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 400 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 400 SQ FT/ 37 SQM

PROPERTY PHOTO PLANS.CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

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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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