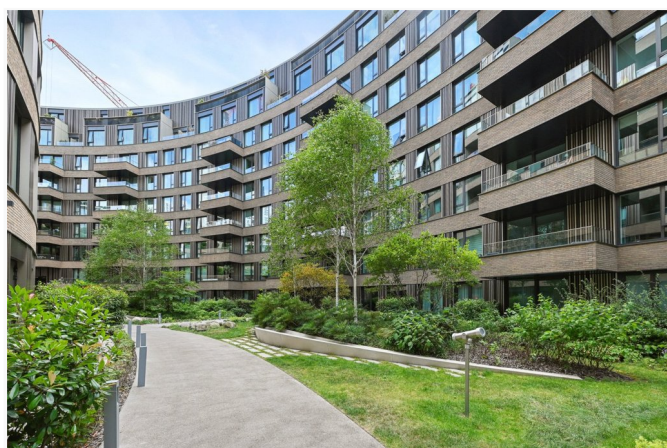




Wood Crescent, London, W12

£800,000 Leasehold

A beautifully presented one-bedroom flat with private balcony with uninterrupted views of Hammersmith Park. The property also benefits from a 24h concierge service, gym and swimming pool.

24h Concierge service | Gym and swimming pool | Open Plan Kitchen | Bedroom | Shower Room | Private Balcony | 641 Sq Ft / 60 Sq M | Council Tax Band E | EPC Rating Band B

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LOCATION

Located in the heart of the TV Centre, Wood Crescent is ideally located with access to the beautiful green space of Hammersmith Park and its Japanese Garden. The closest stations are White City (Central Line) and Wood Lane (Hammersmith & City and Circle lines). Westfield London is just a short distance away and offers an array of shops, restaurants, bars and cinema.

DESCRIPTION

Situated on the first floor of the Wood Crescent building overlooking the green spaces of Hammersmith Park, this bright and spacious apartment provides excellent living space. The property comprises open plan kitchen/reception room with direct access to a private balcony overlooking Hammersmith Park; double bedroom with ensuite bathroom. The property further benefits from mechanical ventilation, air conditioning and under floor heating throughout. Residents have exclusive access to a fantastic gym and swimming pool, cinema room, and additionally benefit from 24-hour concierge service

Lease: 975 years from and including 29 September 2017

Service Charge: £6,912 per year

Ground Rent: £450 per year





LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold 966 years 10 months.

PRICE: £800,000 Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 641 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 641 SQ FT/ 60 SQM

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WOOD CRESCENT, W12

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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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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