



## Iffley Road, Brackenhurst Village, W6

£695,000 Leasehold

A superb two bedroom, two bathroom flat in the heart of Brackenhurst Village with scope to extend in to the loft space, subject to the usual consents.

A video viewing of this property is available. Please enquire for further details.

2 Bedrooms | Reception Room | Kitchen | 2 Bathrooms | 815 Sq Ft / 76 Sq M | Council Tax Band E | EPC Rating Band E

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## LOCATION

Iffley Road is ideally located for the numerous amenities on offer in Brackbury Village. The closest Underground station is Hammersmith, where four lines are on offer. Westfield London is also within easy reach offering a multitude of retail and entertainment options, whilst a number of superb local shops, pubs and restaurants are close to hand.

## DESCRIPTION

The property is arranged over the first and second floors and is offered in extremely good order throughout. Accommodation comprises entrance hall, reception room with open plan kitchen, bathroom and two double bedrooms, one with en suite shower room. Furthermore there is the opportunity to extend in to the loft space (not demised), subject to the usual necessary consents being obtained.

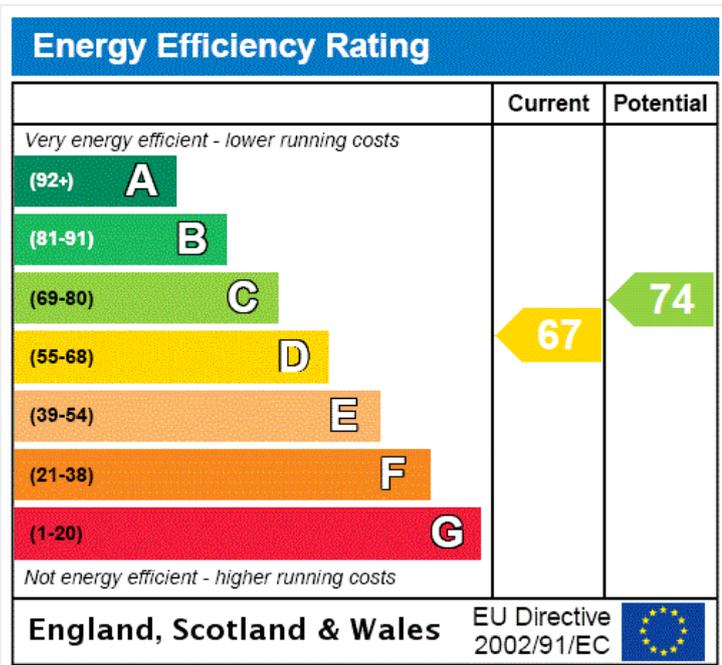


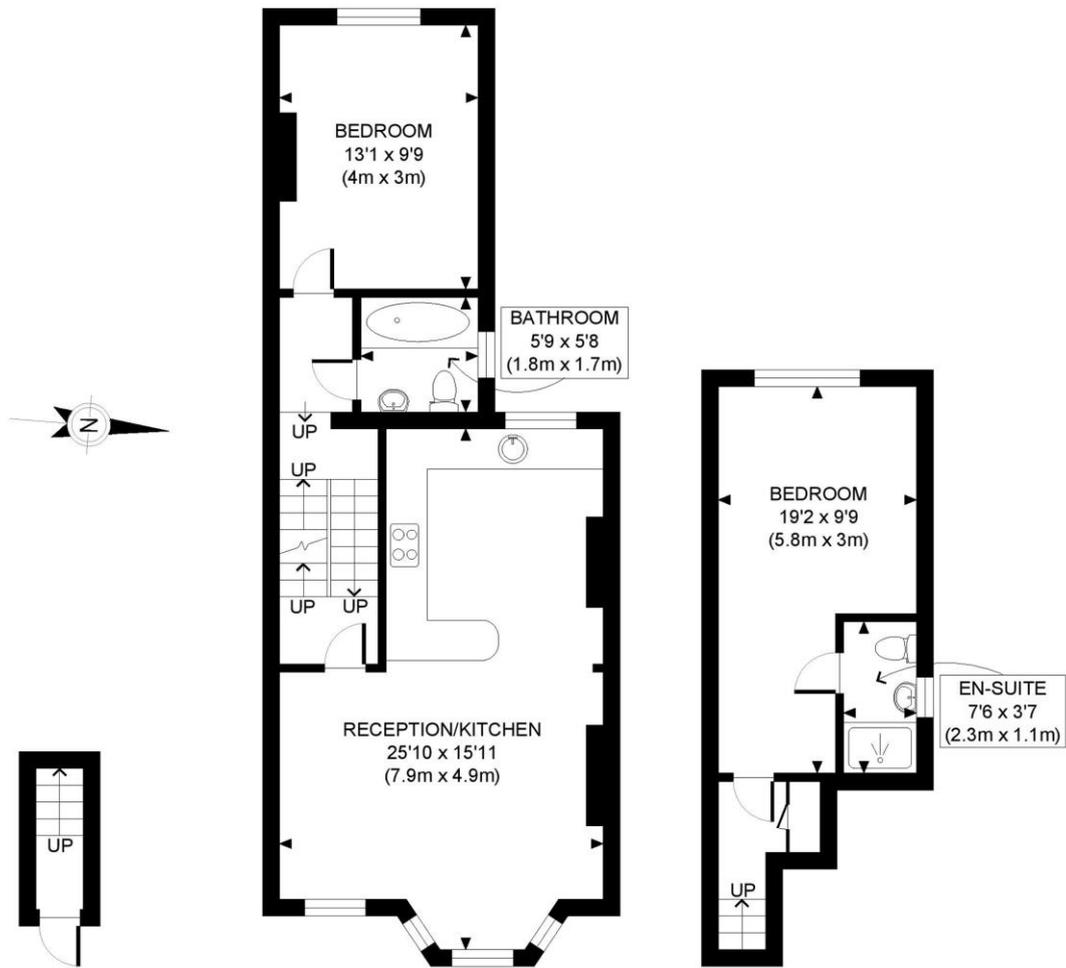


**LOCAL AUTHORITY**  
Hammersmith and Fulham

**TENURE**  
Leasehold.

**PRICE:** £695,000 Leasehold





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 16 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 581 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 218 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 815 SQ FT/ 76 SQM

**PROPERTY PHOTO PLANS**.co.uk  
ONE STOP SHOP FOR PROPERTY MARKETING

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 miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. 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.

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for every step...

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