



## Sulgrave Road, Brook Green, W6

£750,000 Share of Freehold

A fabulous two bedroom, two bathroom upper maisonette with private roof terrace.

Reception Room | Kitchen | 2 Bedrooms | En Suite Bathroom | Shower Room | Roof Terrace | 929 Sq Ft / 86 Sq M | Council Tax Band C | EPC Rating Band C

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## LOCATION

Sulgrave Road is ideally located for the numerous amenities on offer in Brook Green, as well as those in Hammersmith and Shepherd's Bush, including Westfield London. The closest Underground stations are Goldhawk Road (which is within a few minutes' walk), Hammersmith and Shepherd's Bush, where London Overground services are also available.

## DESCRIPTION

Offered in extremely good order throughout, the property offers bright and spacious accommodation arranged over three levels which comprises entrance hall, reception room with fireplace and sash windows, semi open plan kitchen with integrated appliances, shower room with underfloor heating and two double bedrooms, the larger of which occupies the entire top floor and also benefits from an ensuite bathroom with underfloor heating, fitted wardrobes and Juliette balcony. The property further benefits from a private roof terrace and fitted storage throughout.

Share of Freehold with an underlying lease of 999 years from 1 January 1981

Service Charge:- share of outgoings (there is no set amount p.a)

Ground Rent:-n/a



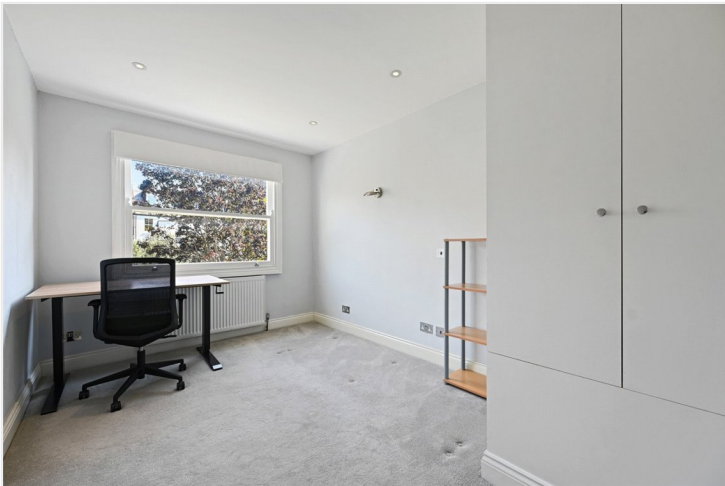




**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold 954 years 9 months.

**PRICE: £750,000** Share of Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





## 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.

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