



Sulgrave Road, Brook Green, W6

£1,725,000 Freehold

An unmodernised end of terrace Victorian town house with great scope to improve, within the ever popular Melrose Conservation area.

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

Double Reception Room | Kitchen | Conservatory/Dining Room | 5 Bedrooms | Bathroom | Cloakroom | Sun Room | Roof Terrace | Balcony | Home Office | Patio Garden | 2278 Sq Ft / 212 Sq M | EPC Rating Band D

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LOCATION

The house is situated on the corner of Sulgrave Road and Melrose Terrace and offers a pleasant open aspect with views down Poplar Grove and Melrose Terrace. The location is ideal for the various amenities of Brook Green which include some superb shops, pubs and restaurants, whilst a further, more comprehensive selection are on offer both in Hammersmith itself and also at Westfield London. The property is well served by various transport links, which include Underground stations at Hammersmith (four lines), Goldhawk Road and Shepherds Bush, where a London Overground services are also on offer.



DESCRIPTION

In need of modernisation, the house offers scope to extend and improve, subject to the usual necessary consents being obtained. Accommodation currently comprises entrance hall, double reception room and kitchen on the ground floor; two bedrooms, bathroom and cloakroom on the first floor; the second floor two further bedrooms and the third floor an additional bedroom. Furthermore the house benefits from a private rear garden and a garage, currently configured as a home office/studio.





LOCAL AUTHORITY
Hammersmith & Fulham

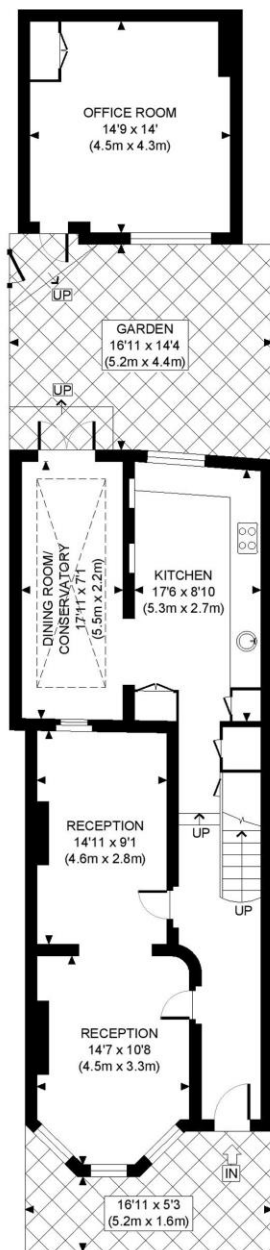
TENURE
Freehold.

PRICE: £1,725,000 Freehold

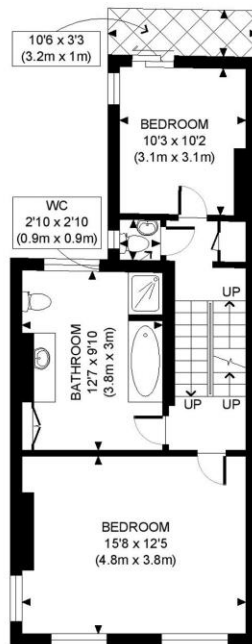


Energy Efficiency Rating

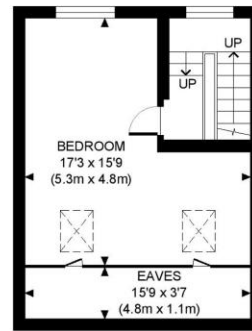
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



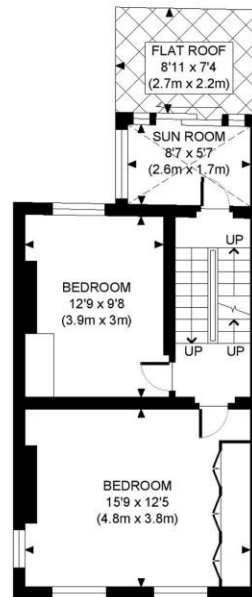
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 758 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 523 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 331 SQ FT
FLOOR AREA WITHOUT EAVES 272 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 463 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES/OFFICE ROOM: 2278 SQ FT/ 212 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES/OFFICE ROOM: 2016 SQ FT/ 187 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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