



Grove Mansions, Hammersmith Grove, London, W6

£650,000 Share of Freehold

A fantastic two double bedroom flat on the raised ground floor of a double fronted Victorian property.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | 723 Sq Ft / 67 Sq M | Council Tax Band D | EPC Rating Band C

Winkworth

winkworth.co.uk

for every step...



LOCATION

Located towards the northern end of Hammersmith Grove, on the western side of the road, the property is ideal for the numerous amenities on offer in Brackenbury Village and Hammersmith, as well as those on Hammersmith Grove itself. The closest Underground stations are Hammersmith, where four lines are on offer, including District and Piccadilly, and Goldhawk Road which is also just a short walk away. Westfield London and the numerous shops, pubs and restaurants of Shepherd's Bush are close by.

DESCRIPTION

The property offers accommodation comprising entrance hall, two double bedrooms, bathroom and dual aspect open plan reception room/kitchen. The property benefits from good ceiling height and is offered with no onward chain.

Share of Freehold with an underlying lease of 999 years from 31 December 2005
Service Charge:- £3,500 p.a.
Ground Rent:- N/A





LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 979 years 5 months.

PRICE: £650,000 Share of Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 723 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 723 SQ FT/ 67 SQM

Winkworth

GROVE MANSIONS, W6

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.

PROPERTY PHOTO PLANS
THE STEP AHEAD FOR PROPERTY MARKETING

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.

Hammersmith | 0207 371 4466 | hammersmith@winkworth.co.uk

Winkworth

for every step...

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.