



## Minford Gardens, Brook Green, W14

£750,000 Leasehold

A superb two bedroom garden flat on the lower ground floor of an end of terrace Victorian house.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | Garden | 731 Sq Ft / 68 Sq M | Council Tax Band D | EPC Rating Band D

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## LOCATION

Found towards the eastern end of Minford Gardens, the location is ideal for the numerous amenities on offer in Brook Green, including some superb pubs and restaurants, whilst Westfield London is also only a short distance away. The closest stations are Shepherds Bush Central line and London Overground, whilst Hammersmith with four Underground lines, including District and Piccadilly, is also within easy reach.

## DESCRIPTION

The property is extremely well presented throughout and offers accommodation which comprises entrance hall, two double bedrooms, bathroom, large under stairs storage area and a fantastic open plan kitchen/reception area with French doors leading directly to a good size south facing garden.



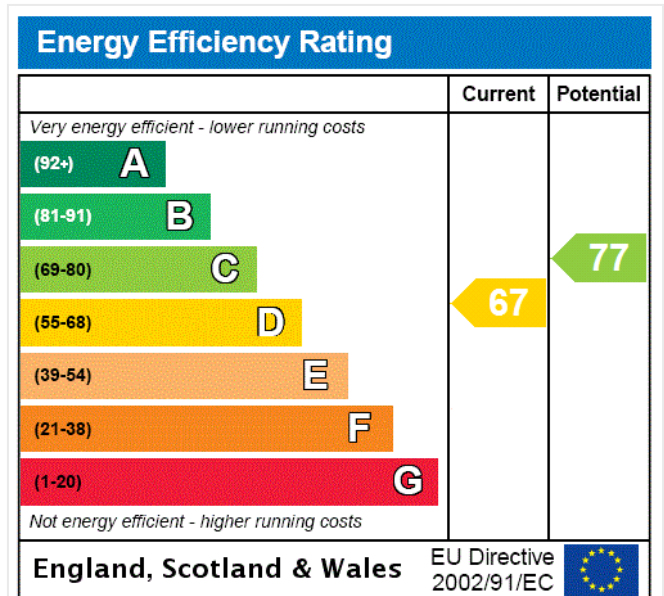


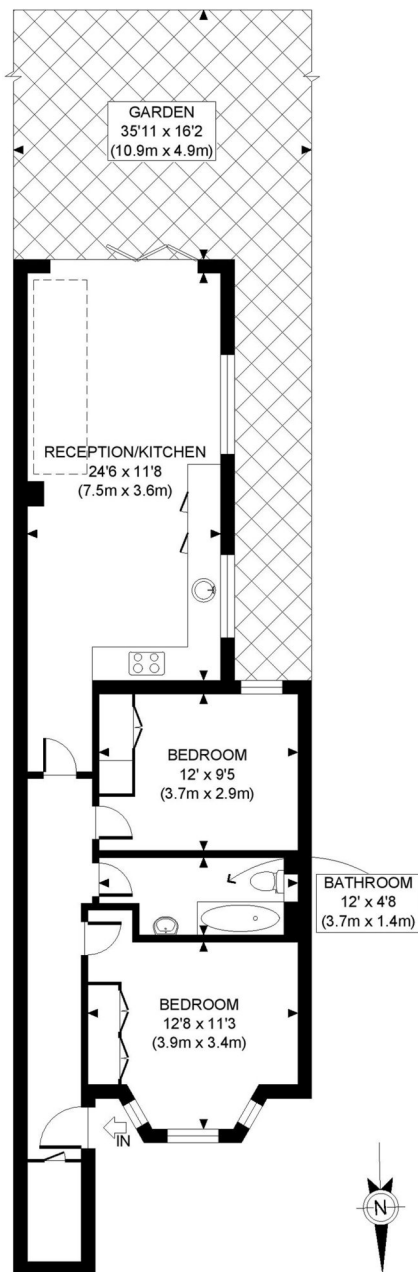


**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold.

**PRICE: £750,000 Leasehold**





LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 731 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 731 SQ FT/ 68 SQM

**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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