



Gratton Road, Brook Green, W14

£550,000 Leasehold

A superb one bedroom flat on the top floor of a mid-terrace Victorian house with good-sized private roof terrace.

Reception Room | Kitchen | Bedroom | Bathroom | Roof Terrace | 521 Sq Ft / 48.5 Sq M | Council Tax Band D | EPC Rating Band C

Winkworth



LOCATION

Gratton Road is a quiet no through road, which runs just off Milson Road and as such is extremely well located for Brook Green's superb range of local shops, pubs and restaurants. A more comprehensive range of shops and restaurants may be found at Westfield and on Kensington High Street, which are both within easy reach. Excellent transport links are close to hand, with the nearest Underground stations being Hammersmith and Shepherds Bush, with London Overground services on offer at Kensington Olympia. The outside spaces of Brook Green and Holland Park are also within easy reach, whilst the eagerly anticipated Olympia redevelopment is scheduled for completion Q4 2025.



DESCRIPTION

Offered in extremely good order throughout, having been refurbished in a modern, contemporary style. The property benefits from accommodation which comprises entrance hall, bedroom, bathroom and fabulous open plan reception room/kitchen with French doors leading to a private south east facing roof terrace spanning the width of the back of the property.

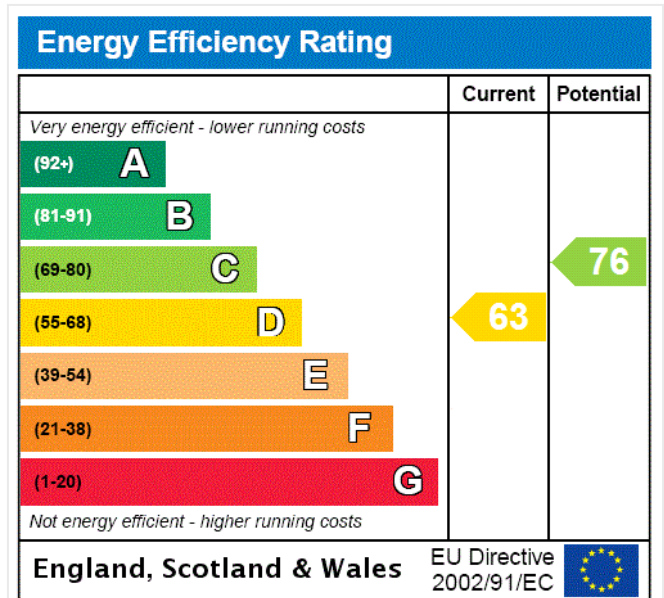
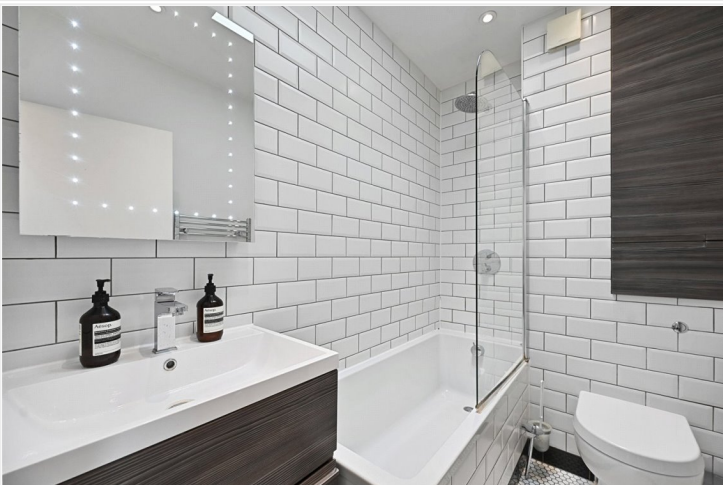


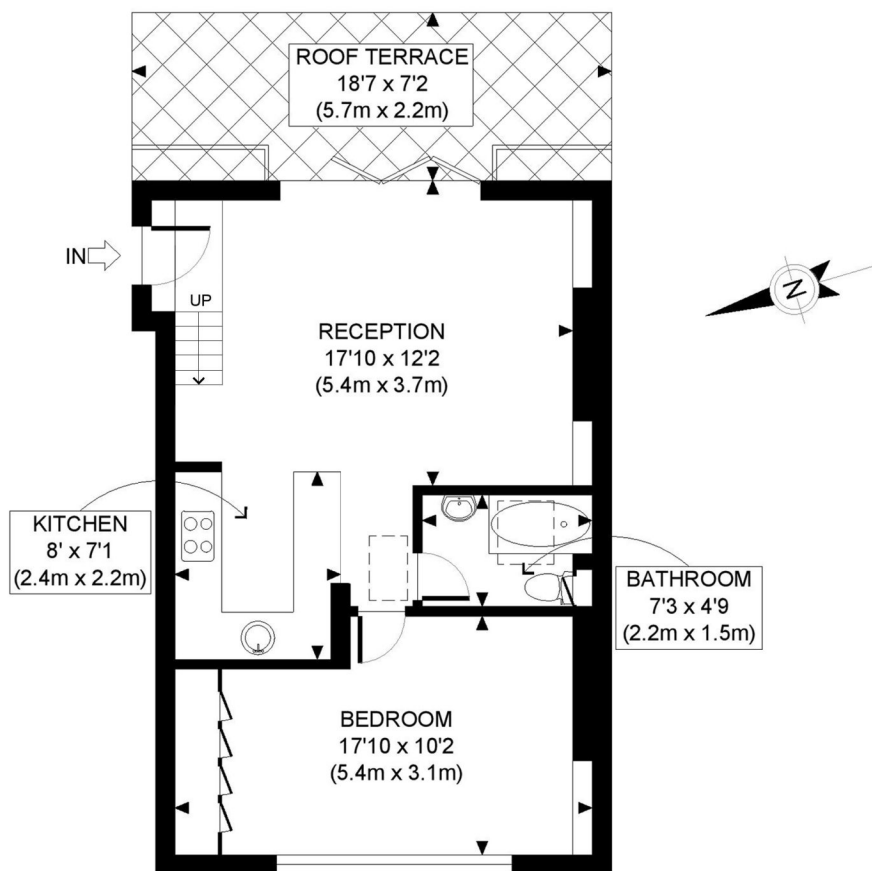


LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold.

PRICE: £550,000 Leasehold





THIRD FLOOR

APPROX. GROSS INTERNAL FLOOR AREA: 521 SQ FT/ 48.5 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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