



BREWSTER GARDENS, W10
£1,200,000 SHARE OF FREEHOLD

Winkworth



BREWSTER GARDENS, W10

A fantastic ground and lower ground floor flat situated in this amazing Victorian building. The property has a great, bright living space both upstairs and downstairs. Accommodation comprises of a large open plan kitchen/ diner/reception with doors leading onto the garden, a large double bedroom with French doors also opening onto the beautiful private garden, a second bedroom and family bathroom. Downstairs there is a large room which can be a reception room or bedroom and a further bathroom.



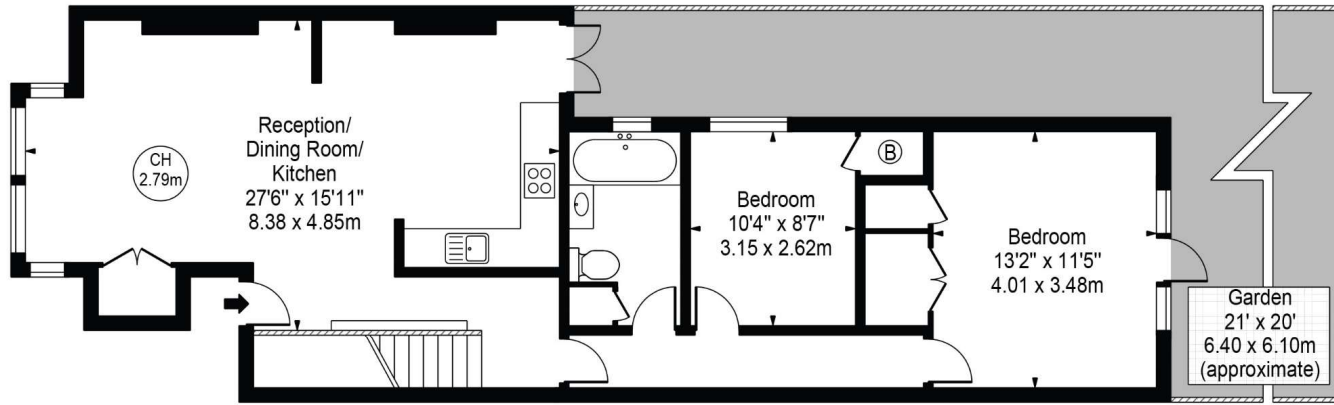
Brewster Gardens is located within walking distance of both Latimer Road (Hammersmith & City and Circle Lines) and White City (Central Line) Underground stations. The amenities of Golborne Road and Portobello Road are also nearby.

Share of Freehold - 971 years remaining
Service Charges – Ad Hoc
Ground Rent – Peppercorn
EPC Rating D
Council Tax – RBKC: Band D

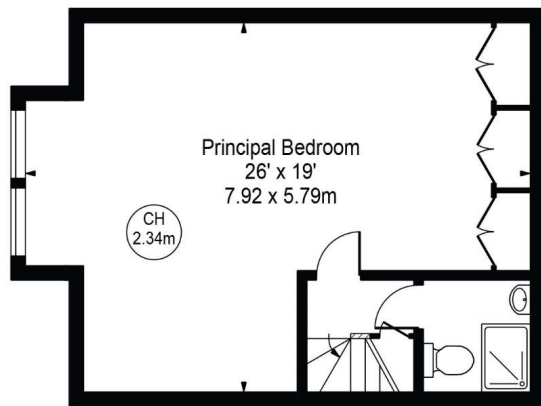


Brewster Gardens

Approx. Gross Internal Area 1316 Sq Ft - 122.26 Sq M



Ground Floor
(853 Sq Ft - 79.25 Sq M)



Lower Ground Floor
(463 Sq Ft - 43.01 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Copyright Morriarti Photography & Design LTD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk



winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.