



Evelina Court, Vinery Way, Brackenbury Village, W6

£550,000 Leasehold

A beautifully presented one bedroom flat with balcony and underground parking space, within a modern gated development.

Reception Room | Kitchen | Bedroom | Bathroom | Balcony | 495 Sq Ft / 46 Sq M | Council Tax Band E | EPC Rating Band B

Winkworth



LOCATION

Vinery Way is a modern gated development ideally located for the numerous amenities on offer in Brackenbury Village. The closest Underground station is Hammersmith, where four lines are on offer, as well as Goldhawk Road and Ravenscourt Park. Westfield London is also within easy reach offering a multitude of retail and entertainment options, whilst a number of superb local shops, pubs and restaurants are close to hand.

DESCRIPTION

The property is located on the third floor, with lift access, offering accommodation which comprises entrance hall, bathroom, bedroom and open plan kitchen / reception room, which in turn leads to a private balcony. Further benefits include an underground parking space and a good amount of integrated storage.





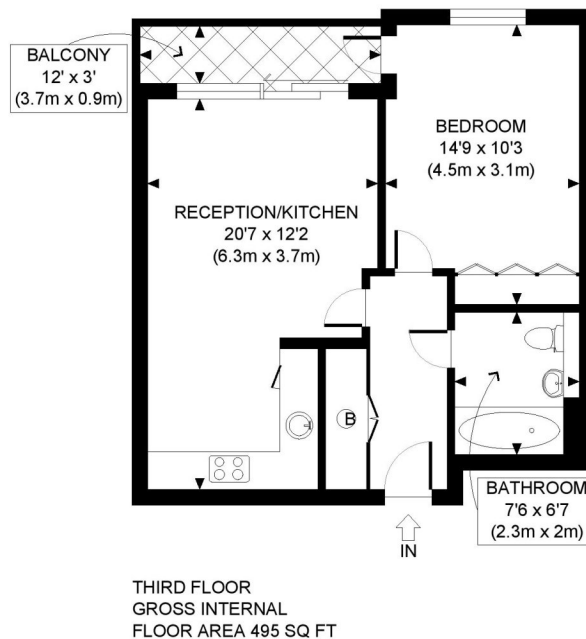
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold.

PRICE: £550,000 Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA: 495 SQ FT/ 46 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.

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.