



Gratton Road, W14

£500,000 Leasehold

A superb one bedroom flat on the top floor of a mid-terrace Victorian house with a fabulous private roof terrace, with rooftop views.

Reception Room | Kitchen | Bedroom | Bathroom | 471 Sq Ft / 44 Sq M | Council Tax Band D |
EPC Rating Band D

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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 and soon to open Olympia redevelopment is also just moments away.



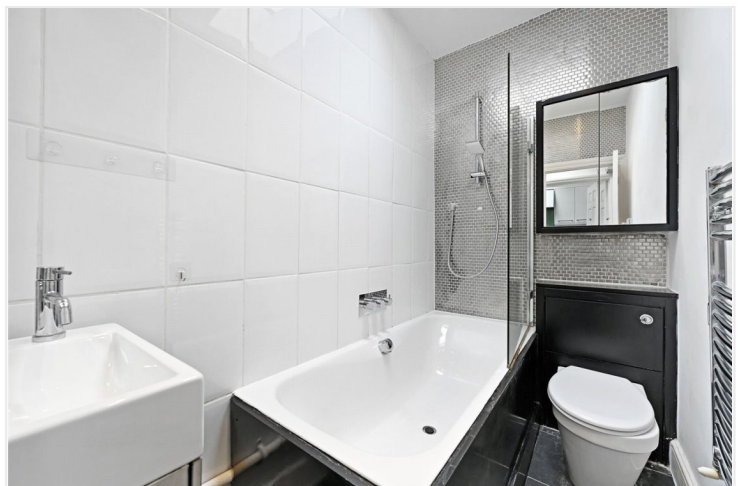
DESCRIPTION

Well presented throughout in a modern, contemporary style, the property benefits from accommodation which comprises entrance hall, bedroom, bathroom, kitchen and reception room with French doors leading to a private south east facing roof terrace spanning the width of the flat, with views towards Blythe House. Furthermore, the exterior of the building is currently undergoing refurbishment (the cost of which has been paid for by the current owner).

Lease:- Expires 1 October 2161 (136 years remaining)

Ground Rent:- N/A

Service Charge:- TBC





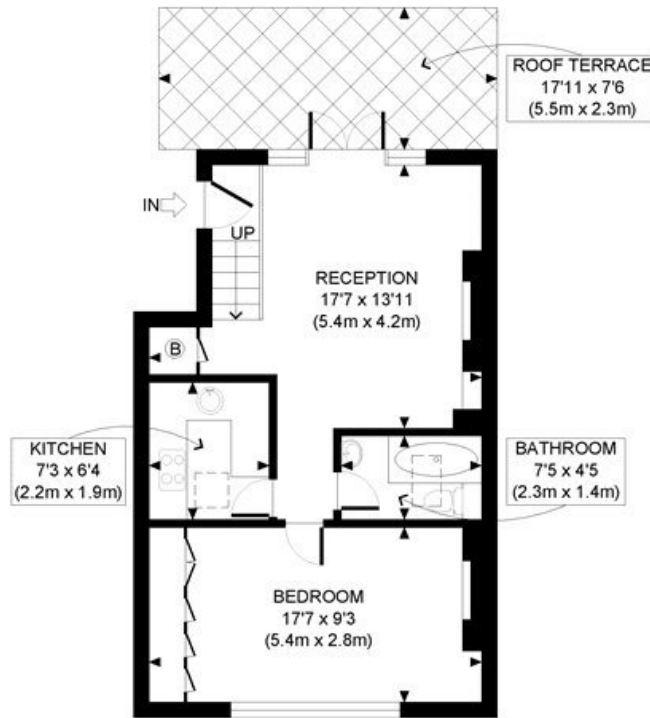
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold 136 years 8 months.

PRICE: £500,000 Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 471 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 471 SQ FT/ 44 SQM

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PROPERTY PHOTO PLANS
THE WAY TO THE PROPERTY

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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