



Gooch House, Glenthorne Road, W6

£400,000 Leasehold

A fabulous one bedroom apartment within a modern development in the heart of Hammersmith, with access to a communal roof terrace.

Reception Room | Open Plan Kitchen | Bedroom | Bathroom | Communal Roof Terrace | 539 Sq Ft / 50 Sq M | Council Tax Band D | EPC Rating Band B

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LOCATION

Gooch House is ideally located for the amenities of Hammersmith, with the Underground station being within a short walk, where Piccadilly, District, Hammersmith & City and Circle lines are available. Numerous shops, restaurants and pubs are close by, whilst the area also offers an excellent range of schools, in both the state and private sectors.

DESCRIPTION

Presented in excellent order throughout, the property comprises entrance hall with large storage cupboard, reception room with open plan kitchen, bedroom with fitted wardrobes and bathroom. The flat further benefits from access to a communal rooftop terrace.

Lease:- 999 years from 1 January 2011

Service Charge:- £3,475 per year - paid every 6 months

Ground Rent:- £388.23 per year






LOCAL AUTHORITY
Hammersmith & Fulham

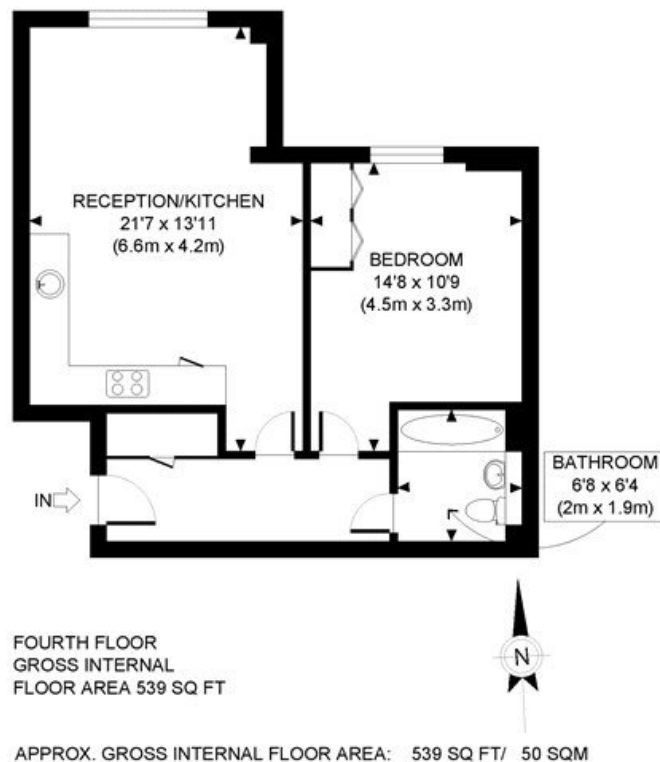
TENURE
Leasehold 984 years 10 months.

PRICE: £400,000 Leasehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(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 	



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PROPERTY PHOTO PLANS
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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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