



Westwick Gardens, W14

£499,950 Share of Freehold

A stylish one bedroom flat on the raised ground floor of a mid-terrace Victorian house.

Reception Room | Kitchen | Bedroom | Bathroom | 535 Sq Ft / 49.7 Sq M | Council Tax Band C | EPC Rating Band C

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LOCATION

The property is located on Westwick Gardens, close to the junction with Rockley Road and is ideal for the numerous amenities on offer at Shepherds Bush. These include shopping at Westfield London and excellent transport links provided by the Central line underground, overground station and numerous bus routes. Furthermore the numerous pubs, shops and restaurants of Brook Green are within easy reach, as is Hammersmith Broadway.

DESCRIPTION

The flat offers well-proportioned accommodation which comprises entrance hall, reception room with bay window, kitchen with space for small table, bathroom and bedroom. The property further benefits from numerous period features and a good range of built in storage.

Share of Freehold with an underlying lease of 999 years commencing 1 January 2018

Service Charge:- paid on an ad hoc basis; 2024 total of £525 including contribution to building insurance

Ground Rent:- N/A





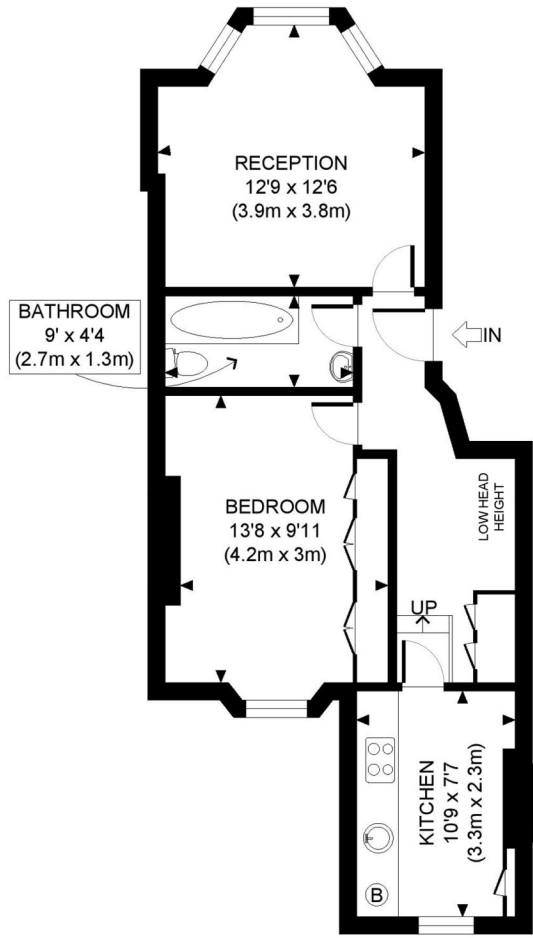
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 991 years 9 months.

PRICE: £499,950 Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 535 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 535 SQ FT/ 49.7 SQM

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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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for every step...

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