



## Westwick Gardens, Brook Green, W14

£650,000 Share of Freehold

A fabulous two bedroom flat on the lower ground floor of a converted Victorian house, with a private south facing garden.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Garden | 647 Sq Ft / 60 Sq M | Council Tax Band C  
| EPC Rating Band C

**Winkworth**





## LOCATION

The property is located close to the western end of Westwick Gardens, ideal for the numerous amenities on offer both in Brook Green and Westfield London. The closest station is Shepherds Bush, where Underground (Central line) and London Overground services are available. Hammersmith station (District, Piccadilly and Hammersmith & City lines) is also within easy reach.

## DESCRIPTION

The property is offered in extremely good order throughout, with accommodation comprising entrance hall with understairs storage area, two bedrooms, bathroom, kitchen and reception room with French doors which in turn lead to an attractive south facing private garden.







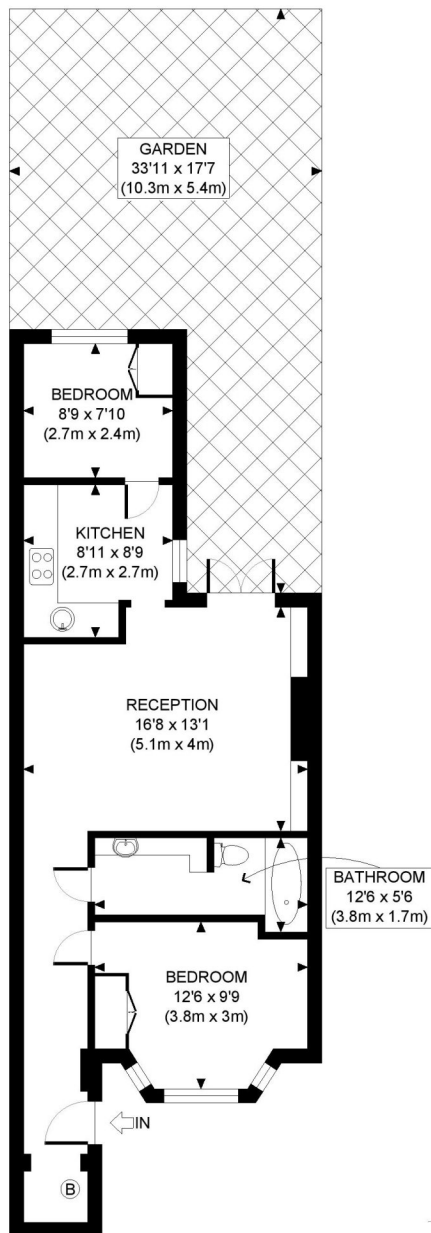
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold.

**PRICE: £650,000** Share of Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 647 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 647 SQ FT/ 60 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.