



Grove Mansions, Hammersmith Grove, Brackenbury Village, W6

£795,000 Share of Freehold

A stunning and beautifully refurbished two double bedroom garden flat set within an impressive double fronted Victorian house.

Reception Room | Kitchen | 2 Bedrooms | En Suite Bathroom | Shower Room | Utility Room | Garden |
904 Sq Ft / 84 Sq M | Council Tax Band D | EPC Rating Band C

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LOCATION

Located towards the northern end of Hammersmith Grove, on the western side of the road, the property is ideal for the numerous amenities on offer in Brackenbury Village and Hammersmith, as well as those on Hammersmith Grove itself. The closest Underground stations are Hammersmith, where four lines are on offer, including District and Piccadilly, and Goldhawk Road which is also just a short walk away. Westfield London and the numerous shops, pubs and restaurants of Shepherd's Bush are close by.

DESCRIPTION

Accommodation comprises entrance hall, utility room, reception room, kitchen with space for a small table, two double bedrooms, one with an en-suite bathroom and a further shower room. The private garden is accessed via both the kitchen and the hallway, which also doubles up as a dining area.

Share of Freehold with an underlying lease of 999 years from 31 December 2005

Service Charge:- £4453 p.a. (£2453 p.a. plus a contribution of £2000 p.a. to sinking fund)

Ground Rent:- N/A

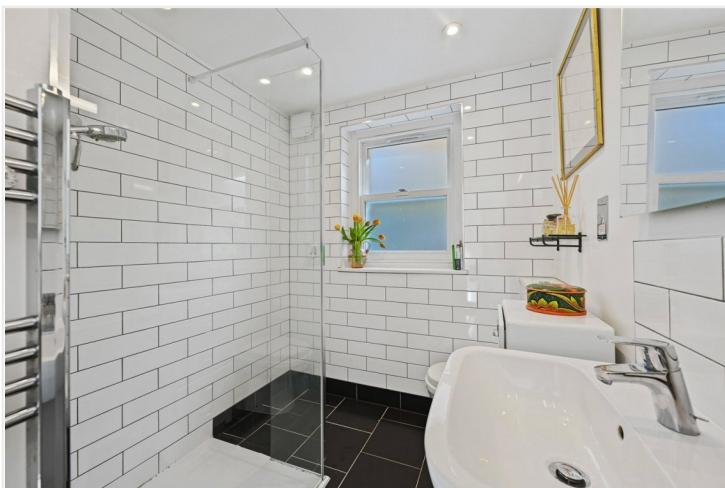




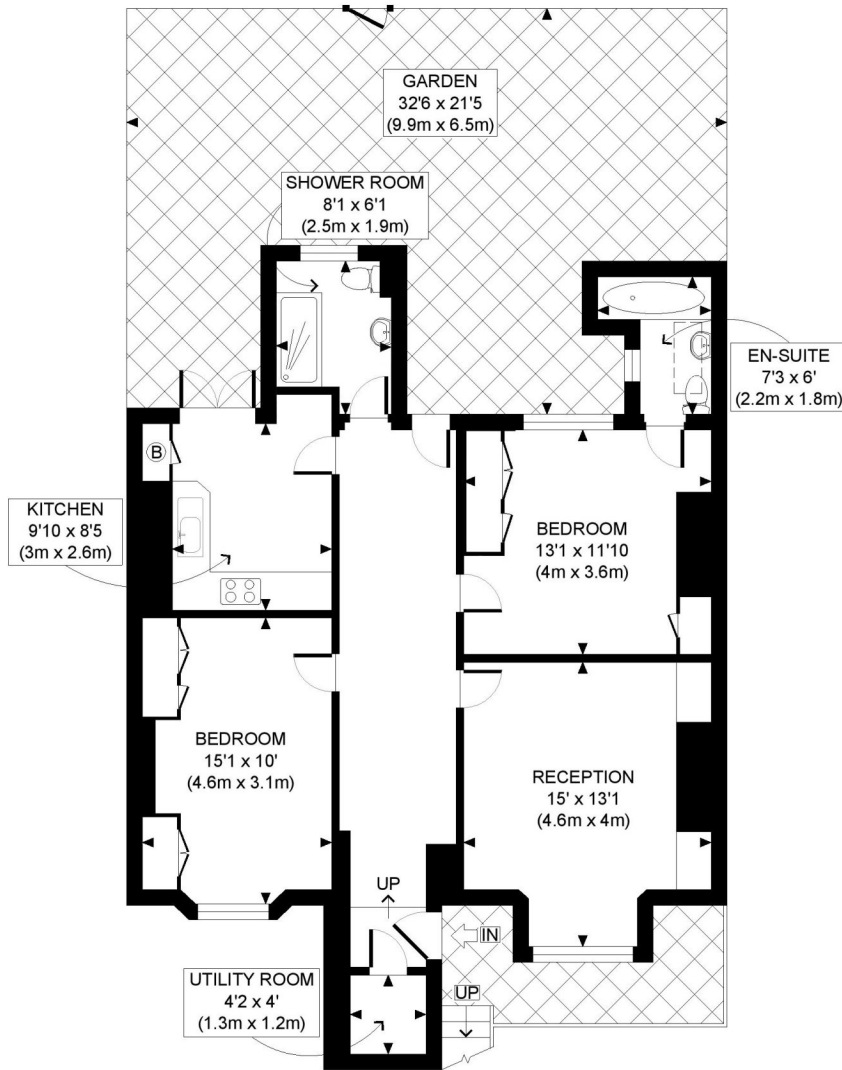
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 979 years 8 months.

PRICE: £795,000 Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LOWER GROUND FLOOR



APPROX. GROSS INTERNAL FLOOR AREA: 904 SQ FT/ 84 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.

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for every step...

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