



Redan Street, W14

£1,300,000 Freehold

A delightful three bedroom Victorian house with garden, with scope to further extend and improve, subject to the usual necessary consents.

Double Reception Room | Kitchen | 3 Bedrooms | Bathroom | Garden | 940 Sq Ft / 87 Sq M | Council Tax Band G | EPC Rating Band D

Winkworth



LOCATION

Located on the northern side of Redan Street, in the heart of Brook Green, close to a wide range of shops, pubs and restaurants, as well as being within easy reach of Westfield London and Hammersmith. There are a number of well regarded schools close by, both state and private sector, whilst the nearest Underground stations are Hammersmith and Shepherds Bush, where London Overground services are also available.

DESCRIPTION

The property has been well maintained, but offers the ingoing purchaser the opportunity to improve and extend, subject to the usual necessary consents being obtained. Accommodation currently comprises double reception room, cloakroom and kitchen on the ground floor, with the first floor offering three bedrooms and bathroom. The property further benefits from a garden, which is larger than average on the street.





LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Freehold.

PRICE: £1,300,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(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	



APPROX. GROSS INTERNAL FLOOR AREA: 940 SQ FT/ 87 SQM

Winkworth

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.

PROPERTY PHOTO PLANS
AN ISO 9001:2015 REGISTERED COMPANY

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.