



## Overstone Road, Brackenhury Village, W6

£1,500,000 Freehold

A superb five bedroom mid-terrace Victorian family house in Brackenhury Village.

Reception Room | Kitchen | 5 Bedrooms | 2 Shower Rooms | Bathroom | Conservatory | Garden |

1432 Sq Ft / 133 Sq M | Council Tax Band G | EPC Rating Band D

**Winkworth**





## LOCATION

Overstone Road is ideally located for the numerous amenities on offer in Brackbury Village, whilst the nearest Underground station is Hammersmith, where four lines are on offer. Westfield London is also within easy reach offering a wealth of retail and entertainment options; a number of well regarded schools, both state and private sector, are also close by.

## DESCRIPTION

Offered in superb condition throughout, the property benefits from accommodation which comprises entrance hall, reception room, kitchen/dining room, conservatory and shower room on the ground floor; two double bedrooms and bathroom on the first floor and three further bedrooms and bathroom on the second floor. There is also a private rear garden.







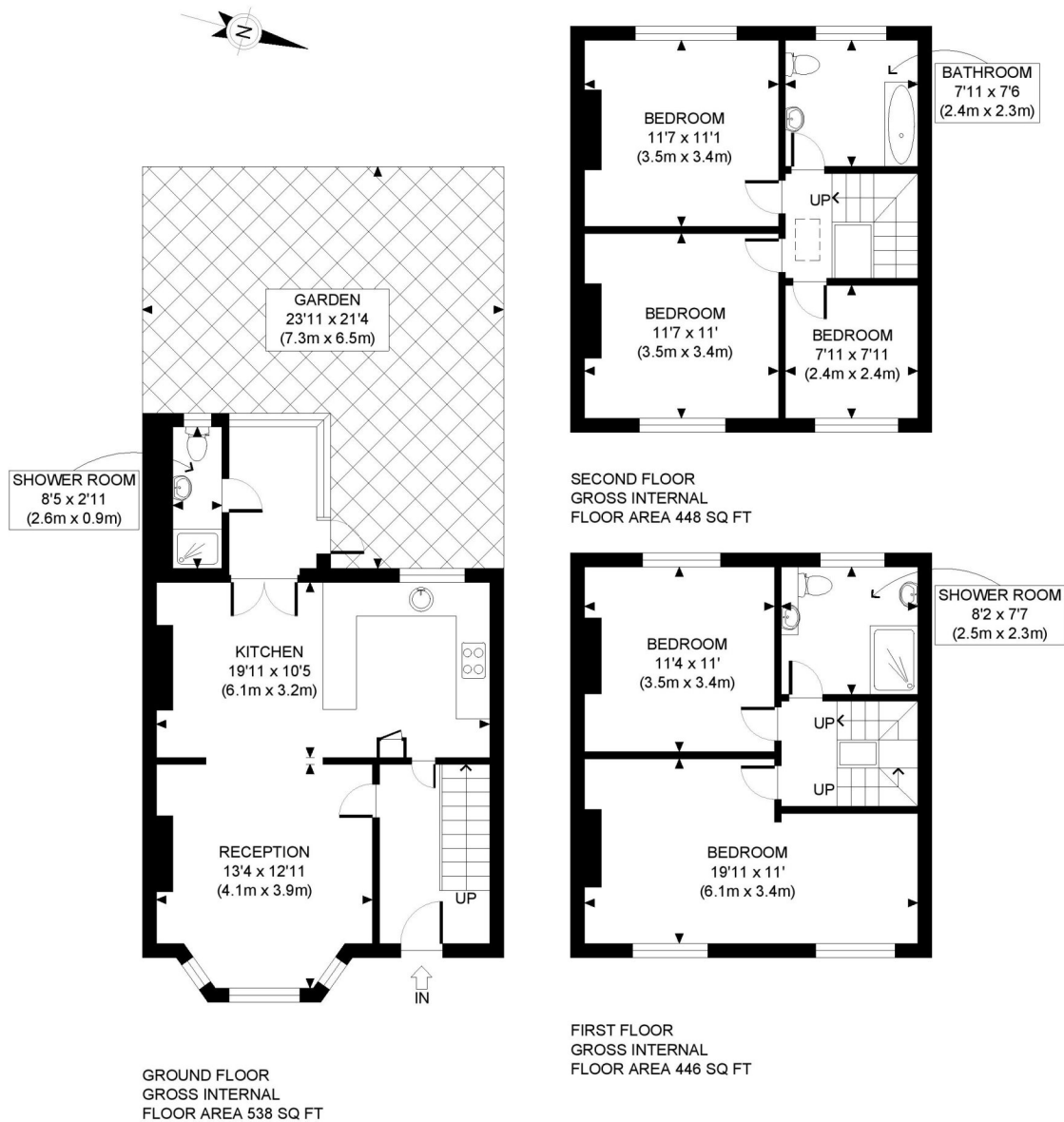
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Freehold.

**PRICE: £1,500,000 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>		78
(55-68) <b>D</b>	58	
(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	



**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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