



## Sulgrave Road, Brook Green, W6

£895,000 Share of Freehold

A stunning two bedroom flat with large south facing private garden, on the ground floor of a mid-terrace Victorian house.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | Courtyard | Garden | 903 Sq Ft / 84 Sq M | Council Tax Band D | EPC Rating Band D

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## LOCATION

Sulgrave Road is ideally located for the numerous amenities on offer in Brook Green, as well as those in Hammersmith and Shepherds Bush, including Westfield London. The closest Underground stations are Goldhawk Road, Hammersmith and Shepherds Bush, where London Overground services are also available.

## DESCRIPTION

Superbly presented throughout, this fabulous flat offers accommodation which comprises entrance hall, two double bedrooms, bathroom and open plan kitchen/reception room with full width doors leading to a large, south facing private garden.

Share of Freehold with an underlying lease of 999 years from 1 January 1994

Service Charge:- 36 % of outgoings, paid on an ad hoc basis

Building Insurance - 40 % of total cost (£400 last year)

Ground Rent:- Peppercorn








**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold 967 years 10 months.

**PRICE:** £895,000 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>		
(55-68) <b>D</b>	66	72
(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 	



APPROX. GROSS INTERNAL FLOOR AREA: 903 SQ FT/ 84 SQM

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SULGRAVE ROAD, W6

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**PROPERTY PHOTO PLANS**  
THE BEST WAY FOR PROPERTY MARKETING

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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