





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 midterrace 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



for every step...



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

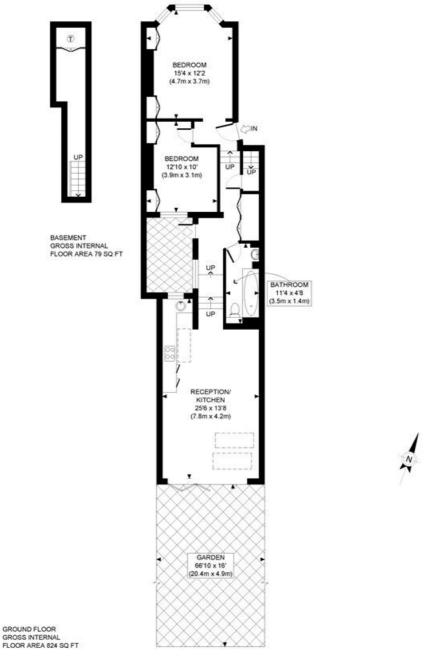
Share of Freehold 967 years 10 months.

PRICE: £895,000 Share of Freehold





	Current	Potentia
/ery energy efficient - lower running costs		72
(81-91) B		
(69-80) C		
(55-68)	66	
(39-54)		
(21-38)		
(1-20)	3	
Not energy efficient - higher running costs		



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

Winkworth

SULGRAVE ROAD, W6

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 PHOT PLANS

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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