



WEDGEWOOD ESTATES

Residential Sales & Lettings

Bloemfontein Avenue, Hammersmith and Fulham, W12

A delightful end-of-terrace house in a fine, quiet residential street. This four-bedroom Victorian house has just been re-furbished to a modern high standard while retaining many period features.

The property is arranged over 3 floors with the added bonus of basement storage. The ground floor has a double reception room along with a large kitchen/diner leading on to a private patio which also has an electronic door for car access/parking off-street. The 4 bedrooms, shower room and bathroom are on the first and second floors.

Although quietly located, this freehold house is a short walk to all the amenities this vibrant area has to offer - Westfield, shopping, restaurants, entertainment as well as excellent transport facilities to all parts of central London and beyond.



**DOUBLE RECEPTION ROOM : LARGE KITCHEN/DINER : 4 BEDROOMS :
BATHROOM : SHOWER ROOM : PATIO - OFF-STREET PARKING : FRONT
GARDEN : COUNCIL TAX BAND F : FREEHOLD : LONDON BOROUGH
HAMMERSMITH & FULHAM : EPC RATING C**

Asking Price £1,370,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Freehold

Asking Price £1,370,000

Service Charge: £0 Approx

IMPORTANT NOTICE

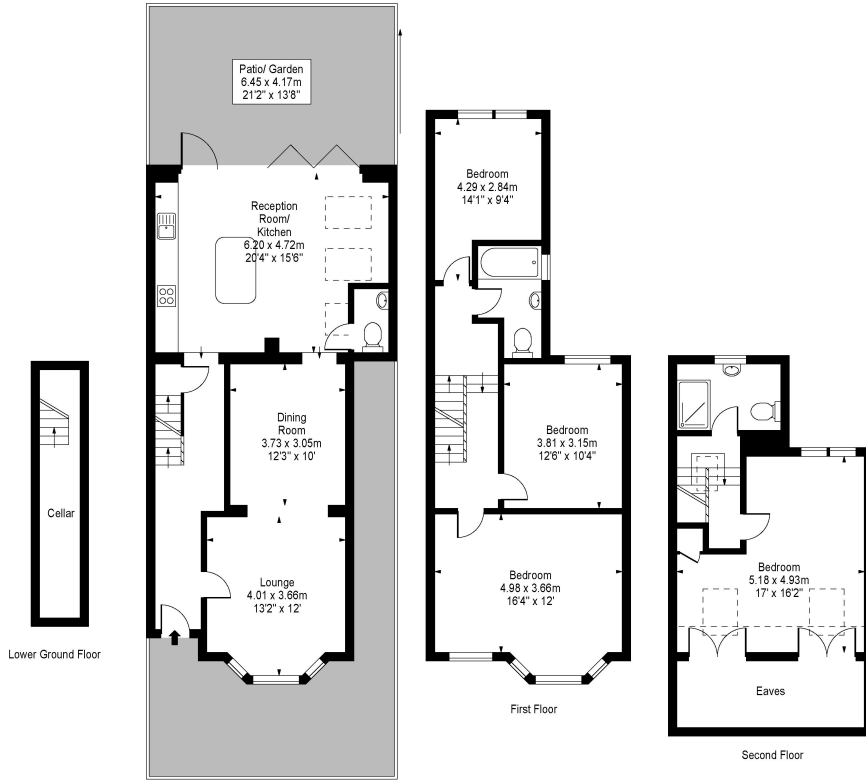
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1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.





 Bloemfontein Avenue W12



Ground Floor

Approx Gross Internal Area

1748 Sq Ft - 162.45 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
 However all measurements are approximate.
 The floor plan is illustrative purposes only and is not to scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		81
69-80 C	69	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

