



**BRUTON**  
— PROPERTY —

# Television Centre

Television Centre 3 Wood Crescent  
London, W12 7GN

**Guide price £650,000**



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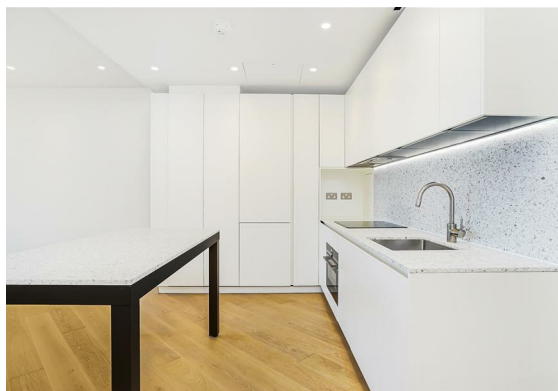
Large 5th floor apartment in the Television Centre development complete with a large balcony.

Residents of Television Centre enjoy a range of brilliantly executed amenities, including access to the Soho House gym and swimming pool, a private cinema, 24-hour concierge, and an excellent residents' lounge with work and meeting spaces.

Internal accommodation extends to over 610 sq ft plus the balcony of 70sqft and is accessed via two lifts or internal staircase. Entry is to an open-plan living room, kitchen and dining room with wall-to-ceiling windows/door that offer a remarkable perspective through the new façade leading onto the balcony.

The open-plan kitchen has terrazzo worktops, handleless Italian-designed units and appliances by Siemens. Engineered oak flooring, with underfloor heating, extends across this and the entrance hall; there is comfort cooling throughout. The substantial glazing of the living space is mirrored in the bedroom, a bright space flooded with light. Adjacent to this is the dressing room and bathroom, clad with bespoke tiles designed by the architects.

**The Area**  
Television Centre is located in the exciting regeneration of White City and Shepherd's Bush. Independent restaurants such as Cricket and the





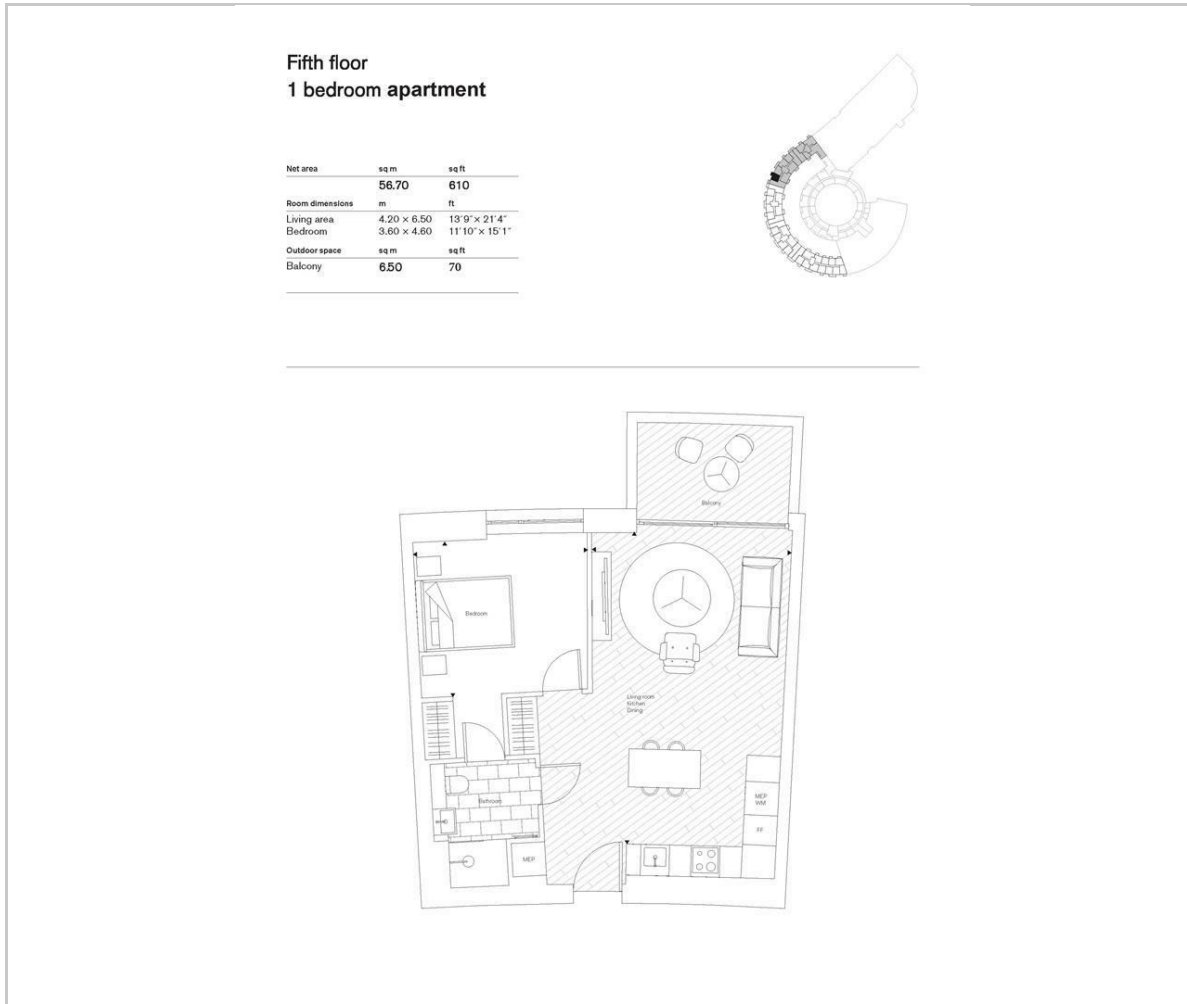
new Soho House members' club, White City House and Westfield are close by.

White City Underground station is three minutes' walk from Television Centre and is served by the Central Line. Shepherd's Bush Station is also within walking distance, for Overground services, and the Westway provides routes out of London.

Tenure: Leasehold  
Lease Length: approx. 971 years remaining  
Service charge circa: £5,325 per annum (including repairs to shared areas and the outside of the building, cleaning services, concierge, SOHO House gym, communal gardens, CCTV, security, residents lounge)  
Ground Rent: approx. £450.00 per annum  
Council: Hammersmith & Fulham  
Council Tax Band: E




## Floor Plan




## Viewing

Please contact our Bruton Property Office on 0207 459 4696 if you wish to arrange a viewing appointment for this property or require further information.

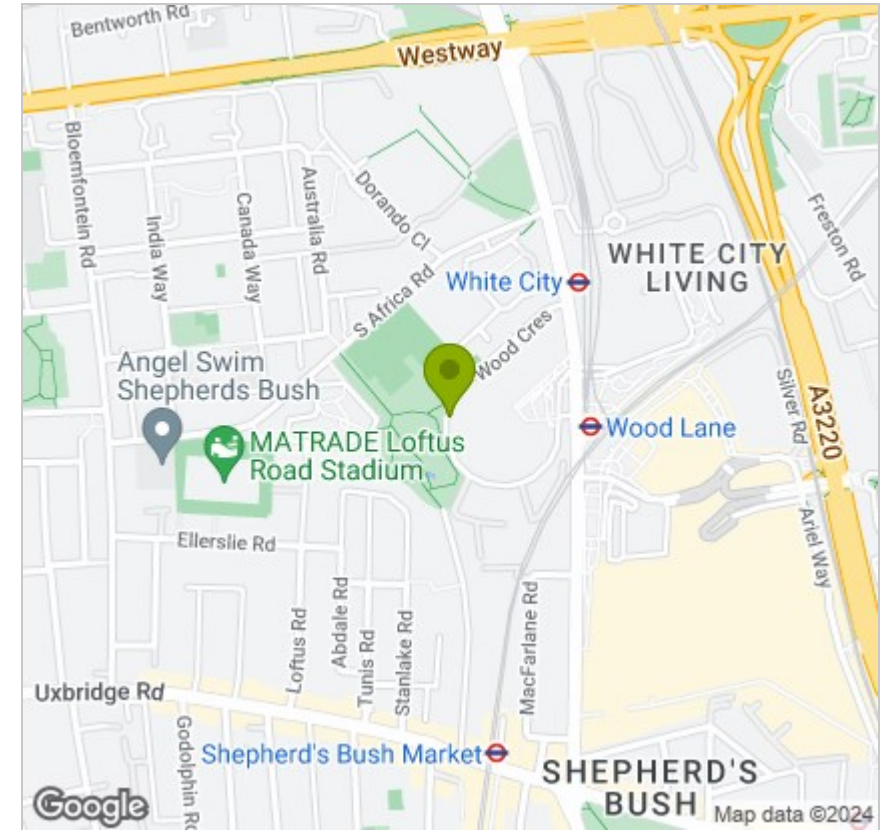
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## Area Map



## Energy Efficiency Graph

