



Hammersmith Grove, London W6 7HA

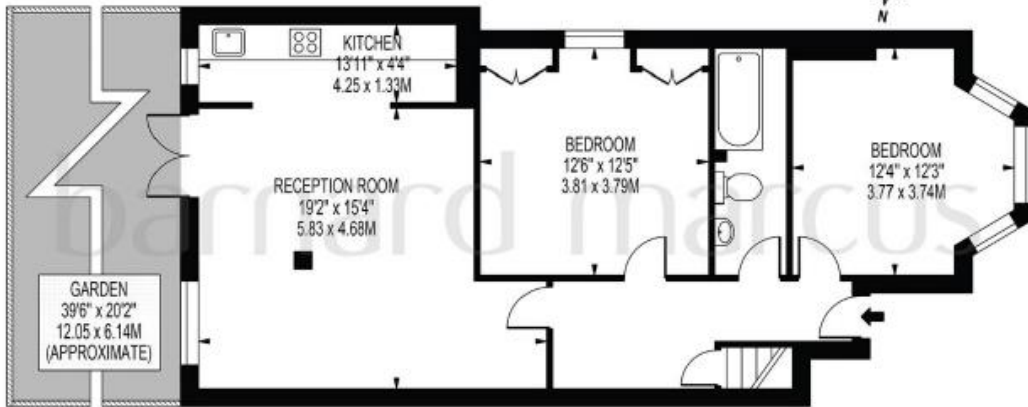
welcome to Hammersmith Grove, London

A fantastic opportunity to purchase this freehold, Victorian building on one of Hammersmith & Brackenbury Villages most sought after roads. Offering over 2,500sqft of living space the building is arranged as three flats so could be of interest to buyers looking both to purchase with a view to turn the property back into a house (subject to the relevant consents) or for someone looking for an investment offering excellent yields in a very popular location.



HAMMERSMITH GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 771 SQ FT - 71.61 SQ M



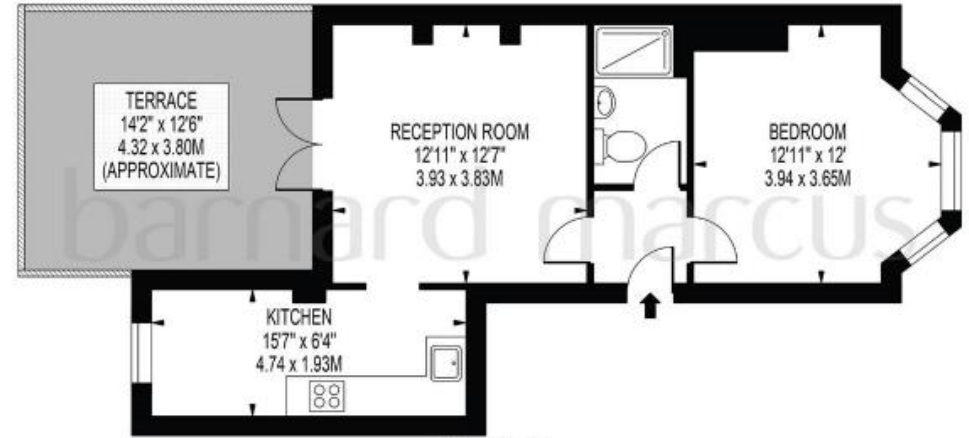
GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

HAMMERSMITH GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 456 SQ FT - 42.32 SQ M



FIRST FLOOR

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HAMMERSMITH GROVE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 949 SQ FT - 88.16 SQ M

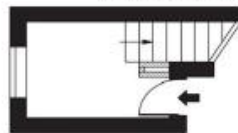
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 128 SQ FT - 11.88 SQ M



SECOND FLOOR

THIRD FLOOR



FIRST FLOOR
ENTRANCE

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welcome to Hammersmith Grove, London

- Planning Approved
- Heart Of Bracklenbury Village
- Off Street Parking
- Victorian House
- Over 2,500sqft Of Living Space

Tenure: Freehold EPC Rating: D

offers in excess of

£2,000,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WKT107148



Property Ref:
WKT107148 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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