



Melrose Gardens, London W6 7RW

welcome to Melrose Gardens, London

Share of Freehold - An impressive and spacious three-bedroom split level maisonette with a private garden situated on this beautiful tree lined road in Brook Green. The property is arranged over c. 1170 sq ft (109 sq m) of versatile living space and briefly comprises three double bedrooms- one that has a private terrace, two bathrooms, separate WC, office/study room, a well-equipped kitchen and large reception room leading onto a private 30ft rear garden.



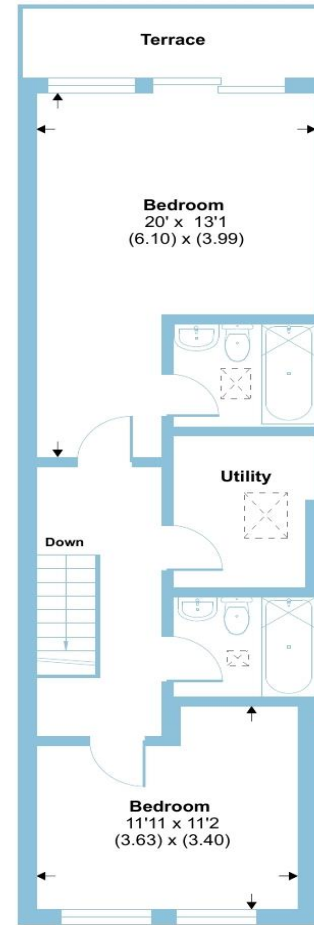
Melrose Gardens, London, W6

Approximate Area = 1179 sq ft / 109.5 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Barnard Marcus. REF: 1177604



welcome to

Melrose Gardens, London

- Share Of Freehold
- Private Entrance
- Three Bedrooms
- Study/Office Area
- Two Bathrooms
- Private Garden & Terrace

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£1,000,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WKT107158



Property Ref:
WKT107158 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 7603 1384



WestKensington@barnardmarcus.co.uk



66 - 68 Shepherds Bush Road, West
Kensington, LONDON, W6 7PH



barnardmarcus.co.uk