

# FLETCHERS

ESTATE AGENTS



## Hammersmith Grove, W6

£2,500,000

A rare opportunity to purchase a striking, freehold, Victorian building on one of Hammersmith & Brackenbury Villages most sought after roads. The house has been well looked after by the current owners and has been in the same family for several generations. Currently 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. Despite already offering over 2,500sqft of living space, the house still offers plenty of room to add further value to the building through extensions and renovations subject to the relevant consents. There is already consent for a loft extension (mansard style) that can be viewed on H&F's planning portal.

The ground floor is arranged laterally as a large, two double bedroom garden flat with direct access out into a generous private rear garden and benefitting from off street parking to the front. This flat also has a basement which can be used for storage. The first floor has been recently refurbished and is arranged as a spacious, one bedroom flat with access to a private roof terrace to the rear. There is a modern separate kitchen and high ceilings throughout. The top floor flat is an excellent, split level, three bedroom flat with a separate reception/kitchen to the rear overlooking the gardens below.

Hammersmith Grove is a tree lined, residential street in the heart of Brackenbury Village and is positioned well for both the local amenities the village has to offer as well as the exceptional local transport links in and out of the city. Brackenbury Road and Hammersmith Grove itself have an array of independent restaurants, butchers, pubs and cafes and the larger functional supermarkets and retail outlets can be found on Kings Street & in Hammersmith Broadway. The house is also within a quarter mile of Hammersmith Underground (District, Piccadilly, Hammersmith & City & Circle lines) offering incredible access in and out of central London & a direct line to Heathrow Airport. It is also close by to some exceptional local schools, John Betts, Brackenbury and West London Free to name a few.

• Planning Approved • Heart Of Brackenbury Village • Off Street Parking • Imposing Victorian House • Over 2500sqft Of Living Space • Large Private Rear Garden •

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Total area (approx.): 235.3 sq. m (2,530.5 sq. ft)  
 (Excluding Eaves)  
 Roof Terrace area (approx.): 16.8 sq. m (180.8 sq. ft)

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Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.