

FLETCHERS

ESTATE AGENTS



Hammersmith Grove, W6

£800,000

A substantial, split level conversion situated within an attractive Victorian building on one of Brackenbury Village's most sought after roads. Arranged over two floors, this excellent flat has been modernised by the current owner and is offered to the market in good condition throughout. On the first floor there are two spacious bedrooms with large sash windows allowing for plenty of natural light, a recently updated bathroom & spacious separate reception room overlooking the gardens below. There is also a modernised, fitted kitchen with plenty of surface space and room for a dining table.

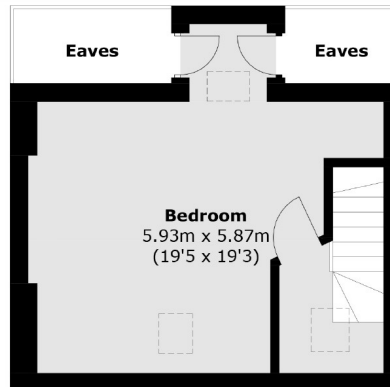
The second floor has been extended to create a further large double bedroom. There is also planning permission in place to further extend the loft space to create a larger room through a dormer, a further bathroom and a Juliet Balcony (available to view on H&F council's website). Offered to the market with no onward chain and a brand new lease this is an brilliant opportunity for first time buyers to purchase a ready to move into property in a highly sought after location.

Hammersmith Grove is a quiet, 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 more functional larger supermarkets and retail outlets can be found on Kings Street. The house is also within 0.2 miles of Hammersmith Station (Hammersmith&City, District, Piccadilly and Circle lines). It is also close by to some exceptional local schools, John Betts, Brackenbury and West London Free to name a few.

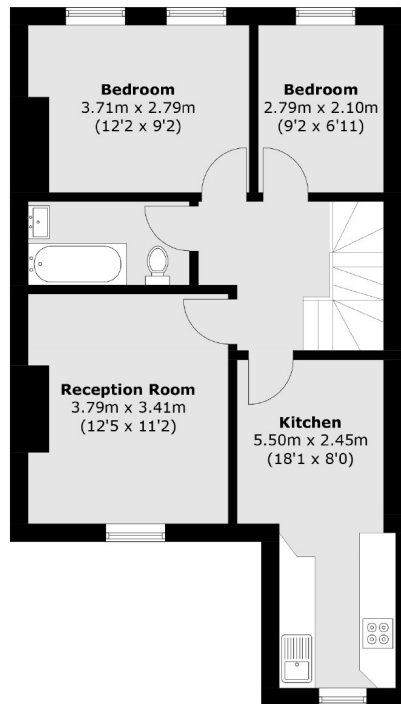
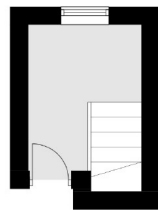
• Duplex Conversion Flat • Brand New Lease • No Onward Chain • Excellent Condition Throughout • Separate Kitchen/Reception • Planning To Extend Approved •

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Third Floor



Second Floor

Total area (approx.): 89.0 sq. m (957.9 sq. ft)
(Excluding Eaves)

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