



Netherwood Road W14





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**3 DOUBLE BEDROOMS**

**OPEN PLAN KITCHEN/RECEPTION**

**PRINCIPAL BEDROOM SUITE**

**2 BATHROOMS (1 EN SUITE)**

**ROOF TERRACE**

**LEASE LENGTH: 117 yrs APX**

**SERVICE CHARGE: £1,443 pa APX**

**EPC RATING B 83**

**COUNCIL TAX BAND E**



A fabulous contemporary 3 double bedroom 2 bathroom upper maisonette occupying the 2nd and 3rd floors of a handsome Victorian period building. On the second floor of the property there are 3 double bedrooms with the principal suite to the front which has double glazed sash windows and en suite bathroom. Beside the principal suite is the spacious family bathroom which has under floor heating. The contemporary kitchen / reception / entertaining space spans the width and length of the entire top floor and has sliding doors to the spacious decked terrace. There is an abundance of light, as well as ample built in shelving on either side of the electric fireplace and in the eaves to the front of the property; there is also a built-in sound system. This contemporary property of approximately 1150 sq ft is very well-configured, flooded with light and well located for amenities and transport links from Hammersmith Broadway and Shepherds Bush.

**PRICE GUIDE £1,000,000**  
**LEASEHOLD**

**SUBJECT TO CONTRACT**







NETHERWOOD ROAD, W14



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1175 SQ FT/ 109 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1101 SQ FT/ 102 SQM

## PROPERTY PHOTO PLANS<sup>CO.UK</sup>

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.