



Sulgrave Road W6

Sulgrave Road W6

2 BEDROOMS

FULL-WIDTH RECEPTION

CONTEMPORARY KITCHEN

SHOWER ROOM

PRIVATE WALLED GARDEN

EPC RATING C 76

COUNCIL TAX BAND C

LEASE LENGTH: 161 YRS APX

SERVICE CHARGE: £100 PM APX

A very well presented 2 bedroom lower ground floor flat with its own entrance. The full width reception is to the front with a bay window and feature fireplace. There is a contemporary kitchen with cleverly concealed utilities and abundant storage. Both bedrooms are to the rear of the property with the principal bedroom benefiting from excellent built-in wardrobes and French sliding doors opening onto the generous, southerly, split-level walled garden. The 2nd bedroom also has French sliding doors onto the garden.

Sulgrave Road is a tree lined residential street off the west side of Shepherds Bush Road within walking distance to Brook Green and the central line Shepherds Bush. There are a variety of local shops, cafes and restaurants and stations include Goldhawk Road, Hammersmith Broadway and Shepherds Bush where there is also the excellent Westfield London with its extensive retail, restaurant, leisure and transport facilities.

*previous pictures

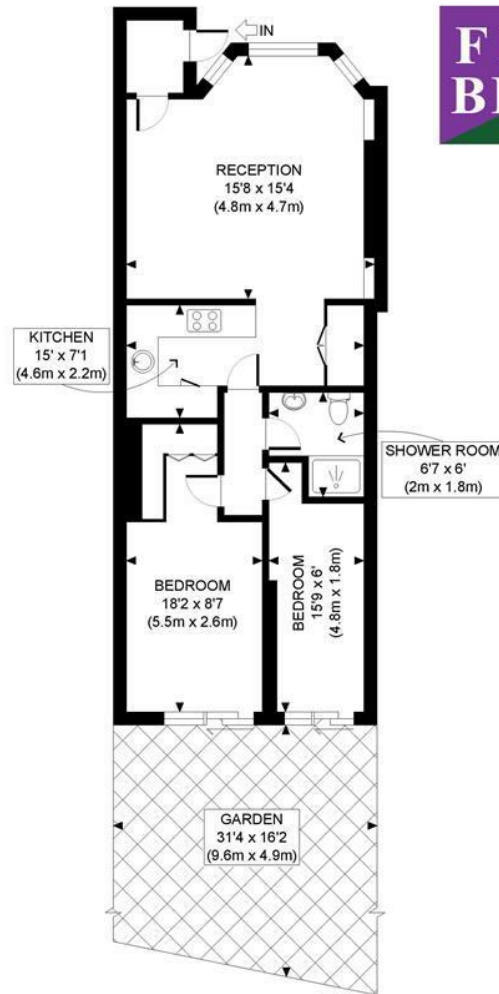
£615,000

SHARE OF FREEHOLD

SUBJECT TO CONTRACT







LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 628 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 628 SQ FT/ 58 SQM

PROPERTY PHOTO PLANS.co.uk
ONE STOP SHOP FOR PROPERTY MARKETING

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 miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.