

Cromwell Grove W6

finlay  
brewer

# Cromwell Grove W6

2 DOUBLE BEDROOMS

RECEPTION

KITCHEN/DINING ROOM

BATHROOM

STUDY

UTILITY ROOM

SOUTHERLY GARDEN

COUNCIL TAX BAND E | EPC RATING D 60

LEASE LENGTH: 979 YRS APX

SERVICE CHARGE: £1,440 PA APX

A spacious 2 double bedroom maisonette with good living/entertaining space on the lower ground floor and a charming walled southerly garden. The ground floor has 2 generous double bedrooms, a contemporary bathroom and a study which has French doors with cast iron steps down to garden; the lower ground floor is arranged with the kitchen to the side at the rear of this floor and is part open to the dining area with part conservatory style roof which has tall sliding glass doors onto the garden. The reception area/room is to the front and open to the dining area with the utility/guest WC and excellent storage beyond. The property appears to be in reasonable order throughout and there is ample opportunity to upgrade and refurbish to one's own taste and style.

PRICE GUIDE £775,000

LEASEHOLD - SHARE OF FREEHOLD

SUBJECT TO CONTRACT

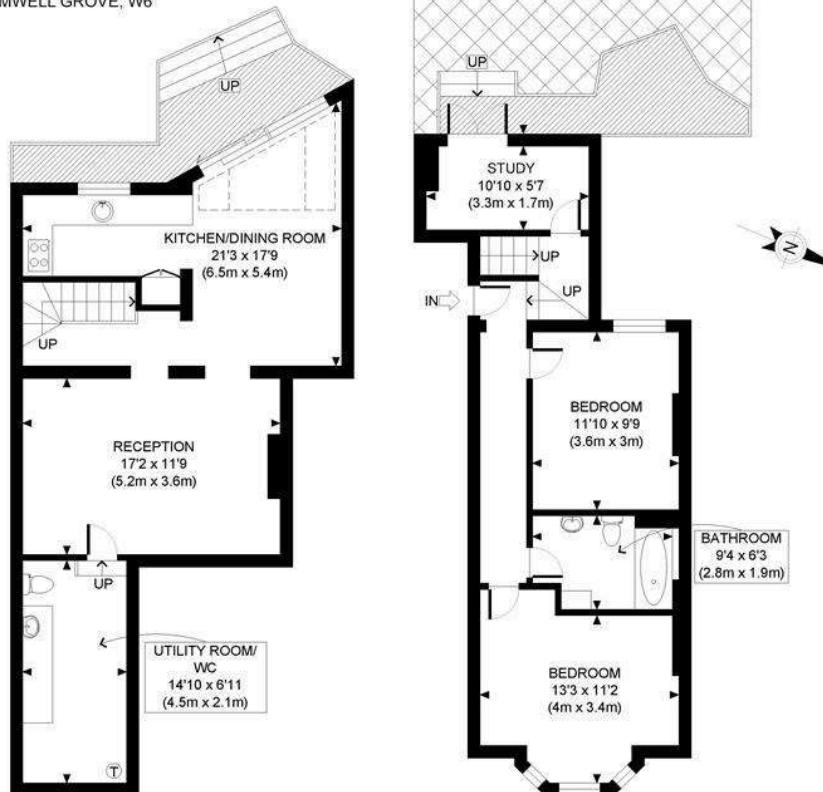








CROMWELL GROVE, W6



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH UTILITY ROOM/WC 600 SQ FT  
FLOOR AREA WITHOUT UTILITY ROOM/WC 494 SQ FT

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 491 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH UTILITY ROOM/WC: 1091 SQ FT/ 101 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITH OUT UTILITY ROOM/WC: 985 SQ FT/ 92 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
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.