



Hammersmith Grove W6



# Hammersmith Grove W6

**2 DOUBLE BEDROOMS**

**RECEPTION**

**KITCHEN**

**DINING ROOM**

**BATHROOM / SHOWER ROOM (EN SUITE)**

**UTILITY ROOM**

**PAVED & LAWNED GARDEN**

**COUNCIL TAX BAND G | EPC RATING C 73**

**LEASE LENGTH: 998 YRS APX**

**SERVICE CHARGE: £1,404 PA APX**

A spacious, extra wide 2 double bedroom flat with excellent living/entertaining space and a sensational garden. The generous reception to the rear has a large skylight, wood flooring and bifold doors leading on to the generous garden which is initially paved with steps leading up to a raised lawned area. The well-equipped kitchen is off the reception and has fully integrated appliances. The 2nd double bedroom with views over the garden is beside the reception. The principal bedroom is to the front of the property and has a bay window, generous built-in wardrobes, wood floor and en suite shower room. The vault has been cleverly utilised to create a utility area.

This property of 1091 sq ft is ideally located in close proximity to cafes and restaurants in Brackenbury Village and Brook Green and has excellent transport options from Hammersmith Broadway and Goldhawk Road.

**PRICE GUIDE £800,000**  
**SHARE OF FREEHOLD**

**SUBJECT TO CONTRACT**







HAMMERSITH GROVE, W6



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1091 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1091 SQ FT/ 101 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.