



Hammersmith  
Grove W6

finlay  
brewer

# Hammersmith Grove W6

**3 BEDROOMS**

**LARGE RECEPTION / KITCHEN / DINING  
ROOM**

**2 BATHROOMS (1 EN SUITE)**

**BALCONY**

**EPC RATING C 77**

**COUNCIL TAX BAND F**

**LEASE LENGTH: 985 YEARS APX**

**SERVICE CHARGE: £1,800 PA APX**

An impressive 3 double bedroom maisonette which occupies the 2nd & 3rd floors of a handsome Victorian building with sensational living/entertaining space and a balcony with far reaching views. The open plan reception/kitchen/breakfast room is situated on the top floor and has been mansarded to the front and rear to create an incredibly generous, lateral living/entertaining space of approximately 720 sq ft. The expansive kitchen is to the front with integrated appliances, ample storage and shelving. There are floor to ceiling glass sliding doors which open onto the balcony. There are 3 double bedrooms on the 2nd floor all of which have built in wardrobes. The high-ceilinged principal bedroom suite is to the front of the 2nd floor with a wall of built-in wardrobes and sash window to the front with 2 steps leading from the bedroom up to the en suite bathroom which has a generous walk-in shower. There is an additional family bathroom to the rear of the property.

This wonderful well-configured property of approximately 1458 sq ft oozes individual style and character and is ideally located within easy walking distance of the transport hub and amenities at Hammersmith Broadway and King Street. Westfield London with its own leisure, transport and restaurant facilities as well as the the exciting new London Olympia development are also moments away.

**PRICE GUIDE £1,150,000**

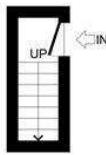
**LEASEHOLD - SHARE OF FREEHOLD**

**SUBJECT TO CONTRACT**

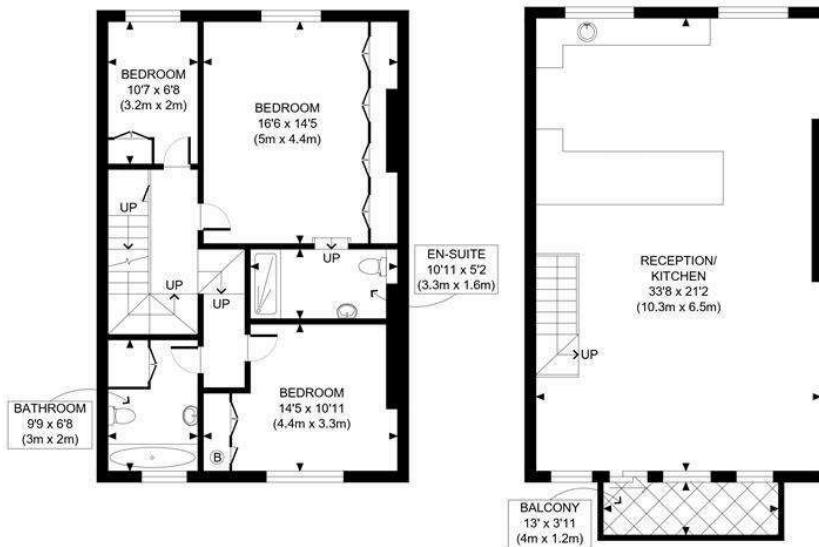








FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 27 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 718 SQ FT

THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 713 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1458 SQ FT/ 135 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.