



**Overstone Road W6**



## Overstone Road W6

**DOUBLE BEDROOM**  
**RECEPTION / DINING ROOM**  
**KITCHEN**  
**BATHROOM**  
**PAVED & WALLED GARDEN**  
**STORAGE**  
**EPC RATING: C 71**  
**COUNCIL TAX BAND: D**  
**LEASE LENGTH: ASK AGENT**  
**SERVICE CHARGE: £300 PA APX**

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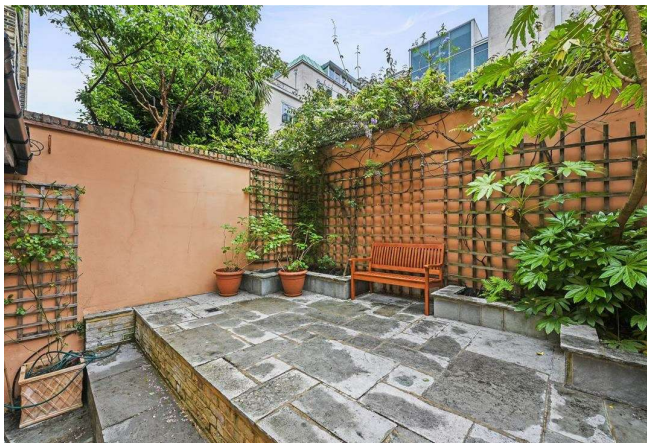
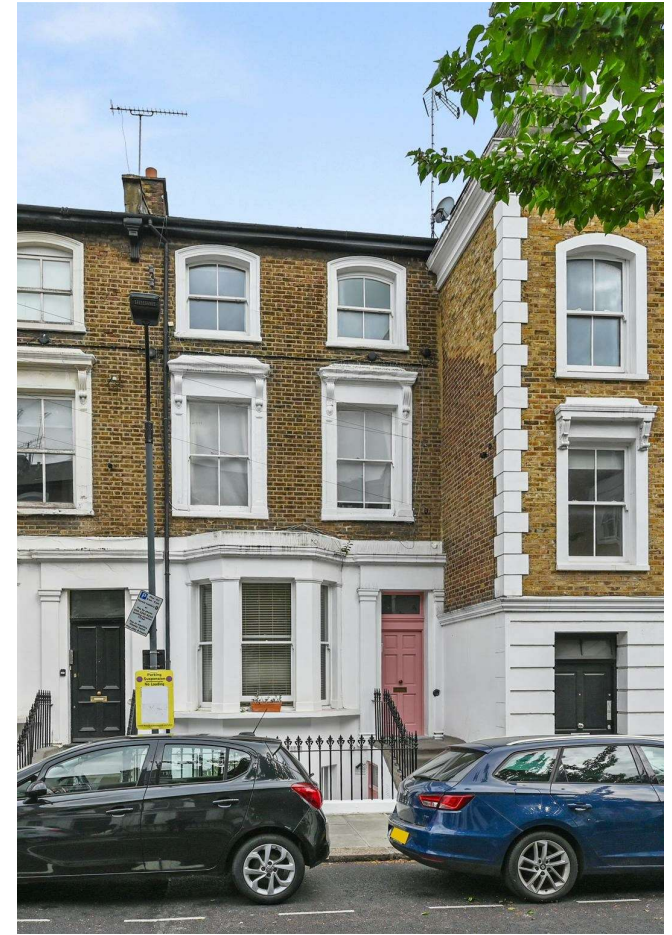
A well configured 1 bedroom lateral flat with its own private entrance occupies the lower ground floor within this attractive Victorian building. The principal bedroom to the front has a bay window and built in storage. The generous reception room is to the rear and is open to the kitchen. The reception also leads to a lovely private & paved garden.

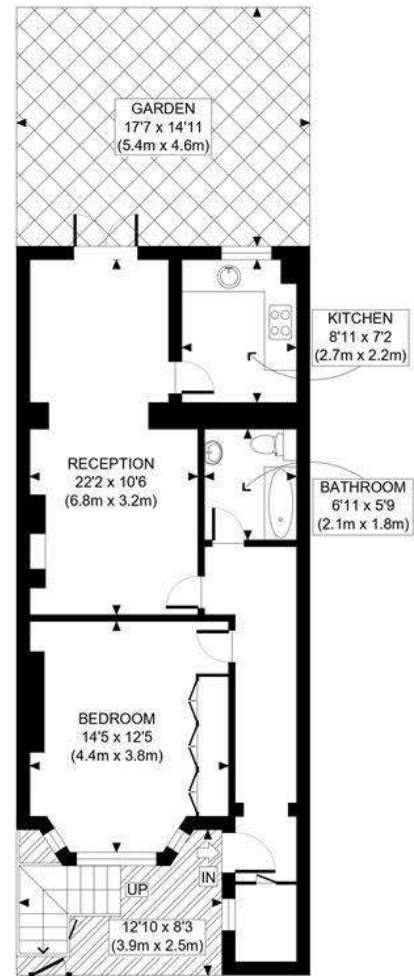
Lying within the southeast area of Brackenbury Village, this flat of approximately 630 sq ft is located along the quiet and leafy Overstone Road, with the added benefit of being extremely well located for all Hammersmith transport links, only a 5-minute walk away. The amenities of King Street and multiple highly regarded schools are also within easy reach.

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**PRICE GUIDE £475,000**  
**LEASEHOLD - SHARE OF FREEHOLD**  
**SUBJECT TO CONTRACT**







LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 630 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 630 SQ FT/ 59 SQM

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.