



GABY TANG

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Glenthorne Road, London, W6

Guide Price £1,400,000

Leasehold (expires 01.11.3010)

Ground Rent £1164.68 per annum

Service Charges £9,000 per annum

- 3 Bedrooms
- 3 Bathrooms
- Open plan living space
- Private balcony
- Residents' Lift
- Secure Entry
- 1680 sq ft / 156.1 sq m
- Residents' roof terrace

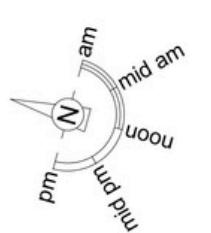


Boasting an impressive 1680 sq ft (156.1 sq m) of internal space, this bright and spacious lateral apartment offers the perfect blend of modern comfort and elegant design. The expansive open-plan living, kitchen, and dining area alone measures approximately 854 sq ft (79.3 sq m) and is exceptionally bright, enhanced by an entire wall of floor-to-ceiling windows.

A true highlight of this apartment are the three-bedroom suites, each benefitting from its own en-suite bathroom - a rare find. Additional features include air conditioning to the reception room and principal bedroom, ample storage throughout, a guest cloakroom, a private balcony, access to a residents' communal roof terrace with far-reaching views across West London, lift access, and secure entry.

Located in a prime Hammersmith position, moments from Hammersmith Broadway, residents enjoy superb transport connections via the District, Piccadilly, Circle, and Hammersmith & City lines. Enjoy riverside living, just a short walk to the River Thames, with scenic paths and an array of bars, cafés, pubs, restaurants, and boutique shops nearby, including King Street and Brackenbury Village. Cultural attractions such as the Eventim Apollo, Lyric Theatre, and Riverside Studios are close by, as well as beautiful green spaces like Ravenscourt Park and Furnivall Gardens.





| Energy Efficiency Rating                                 |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A       |           |
| (81-91)  | B       |           |
| (69-80)  | C       |           |
| (55-68)  | D       |           |
| (39-54)  | E       |           |
| (21-38)  | F       |           |
| (1-20)   | G       |           |
| Not energy efficient - higher running costs              |         |           |
| England & Wales  | 83      | 84        |
| EU Directive 2002/91/EC                                  |         |           |

PRIME PERSPECTIVES

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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