



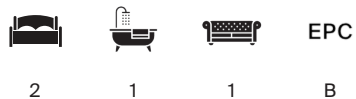
WOOD CRESCENT

London W12



MODERN TWO-BEDROOM APARTMENT

An impressive open-plan reception/kitchen, perfect for entertaining, with contemporary finishes and direct access to a private south-facing balcony.



Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: F

Tenure: Leasehold with approximately 966 years remaining

Ground rent: £600 per annum, reviewed every year, next review date 2027

Service charge: 16,206.80 per annum, reviewed every year, next review date 2027

Guide Price: £1,375,000

The property offers two generous double bedrooms, both benefiting from dressing areas and luxurious en-suite bathrooms, alongside a separate guest WC and utility room for added convenience. The apartment also benefits from an abundance of storage, integrated appliances and residents garden.

Residents of the highly desirable Television Centre enjoy access to outstanding Soho House-managed amenities including a gym, swimming pool, spa, steam room and hammam, as well as a private cinema room, landscaped communal gardens and workspaces. The development also benefits from a 24-hour concierge service.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice.



Approximate Gross Internal Area = 137 sq m / 1478 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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