

Overstone Road W6



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**2 DOUBLE BEDROOMS**

**DOUBLE RECEPTION**

**KITCHEN**

**1 BATHROOM**

**WALLED GARDEN**

**EPC RATING: C 74**

**COUNCIL TAX BAND: E**

**LEASE LENGTH: 99 YRS APX**

**BUILDING INSURANCE: £1,168 PA  
APX**

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A generous 2 bedroom split-level maisonette which is arranged over the raised and lower ground floors of a handsome Victorian property with a private garden. The spacious living/entertaining space is situated on the lower ground floor and has a double reception with a shuttered bay window, wood floors throughout and feature fireplace to the front. To the rear there are French doors which lead to the west-facing, private patio garden. There is also a contemporary kitchen on this floor. The principal bedroom is to the front of the raised ground floor and has very good built-in storage with the 2nd bedroom behind. In addition there is a well-sized bathroom,

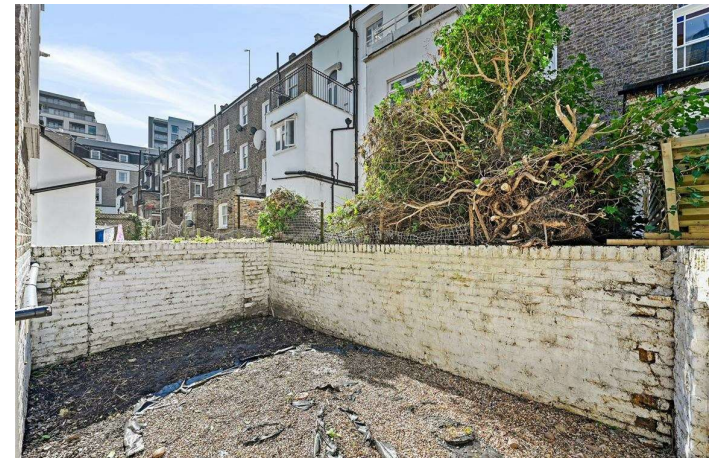
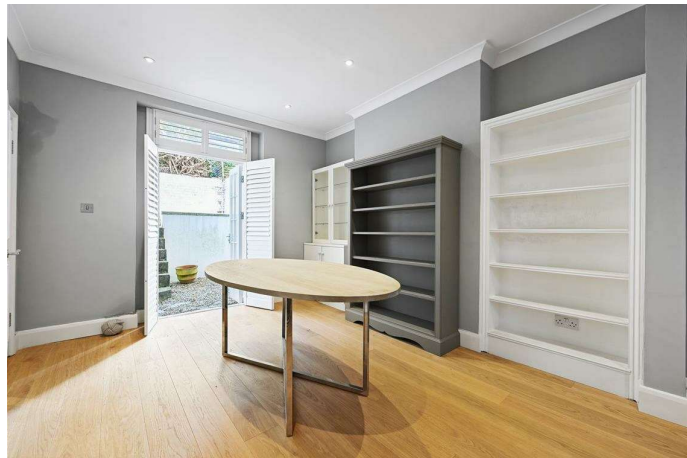
This well configured property of approximately 929 sq ft is ideally located for local cafes, restaurants and a variety of transport links which include Hammersmith & City, Circle, District and Piccadilly Lines from Hammersmith Broadway.

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**PRICE GUIDE £650,000**

**LEASEHOLD - SHARE OF FREEHOLD**

**SUBJECT TO CONTRACT**







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APPROX. GROSS INTERNAL FLOOR AREA: 929 SQ FT/ 86 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. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS