

Gratton Road W14

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DOUBLE BEDROOM
OPEN PLAN RECEPTION/
KITCHEN/BREAKFAST ROOM
FULL WIDTH ROOF TERRACE
BATHROOM
EPC RATING: D 63
COUNCIL TAX BAND D
LEASE LENGTH: 160 YRS APX
SERVICE CHARGE: £3,283 PA APX

A wonderfully bright and very well presented 1 bedroom top floor apartment with a sensational full width roof terrace.

The open plan reception/kitchen/breakfast room has contemporary fittings and a bi-fold door opens onto the roof terrace which enjoys far reaching views and an open aspect. The full width bedroom is to the rear of the property and has excellent built in storage whilst the fully tiled bathroom has both a shower and bath. This well-configured and balanced property of approximately 527 sq ft is in turnkey condition and could truly be moved into at no further expense!

This flat is ideally positioned on Gratton Road and is within easy walking distance of Hammersmith Broadway and King Street, offering excellent transport connections, shops and cafes. Westfield London is also nearby, providing world-class retail, dining and leisure facilities. Adding further appeal is the landmark £1.3 billion Olympia redevelopment, now open and transforming the area into one of London's most exciting new cultural and lifestyle destinations, featuring theatres, music venues, restaurants, creative workspaces, hotels and extensive public realm improvements. With this vibrant new district on the doorstep, the property is ideally placed to benefit from one of West London's most significant regeneration success stories

PRICE GUIDE £515,000
LEASEHOLD

SUBJECT TO CONTRACT

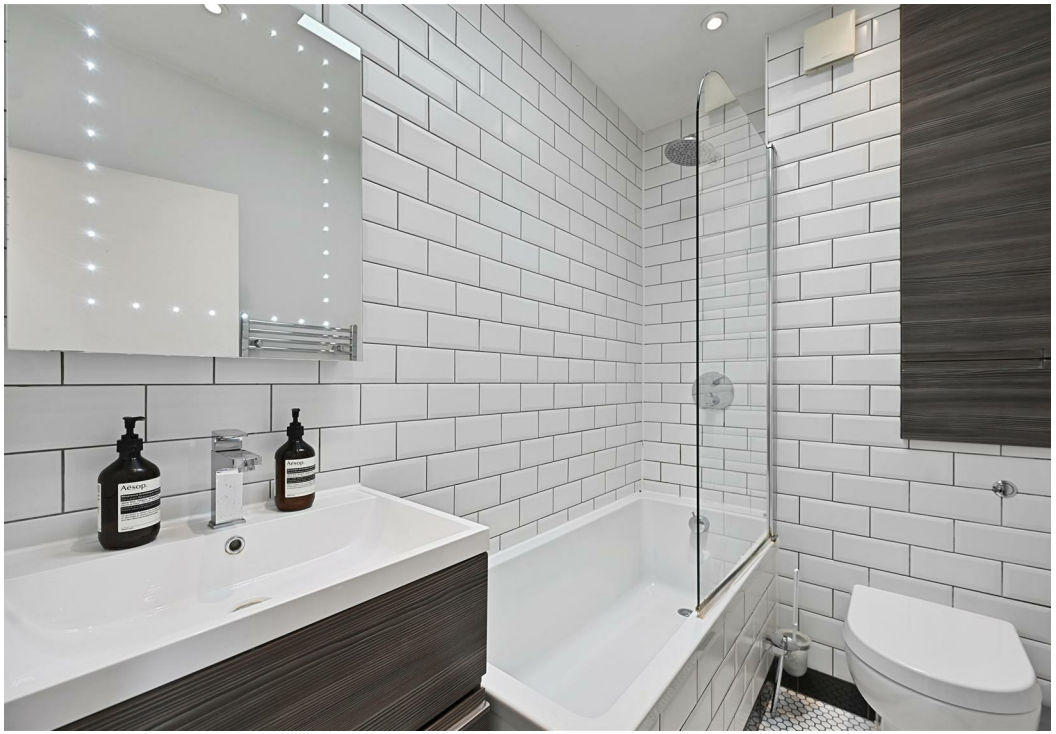






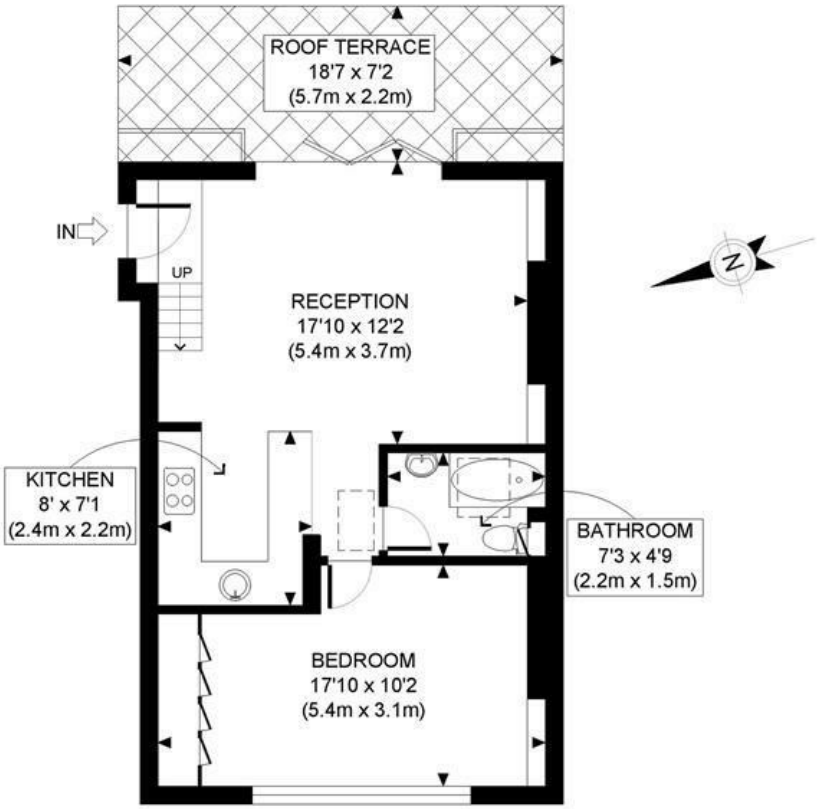








GRATTON ROAD, W14



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 527 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 527 SQ FT/ 49 SQM

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