



Gratton Road W14



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2 DOUBLE BEDROOMS

RECEPTION

KITCHEN / BREAKFAST / DINING ROOM

BATHROOM

EPC RATING: TBC

COUNCIL TAX BAND: E

LEASE LENGTH: 154 YRS APX

BUILDING INSURANCE: £500 PA APX

A highly individual and well presented two double bedroom-flat situated on the second floor of an imposing end-of-terrace Victorian property. The open plan kitchen/dining room/reception is to the front of the property and is wonderfully bright with double sash windows. The reception is slightly L-shaped and has a separate more intimate living and entertaining space. The fully tiled bathroom is adjacent to the kitchen and there are internal stairs that lead down to a generous double bedroom, which also has excellent wall-to-wall built-in wardrobes. There is a second double bedroom off the reception area. This uniquely configured property of approximately 714 sq feet has excellent cubic space and good storage throughout and is ideally located within easy walking distance of the amazing new Olympia development.

PRICE GUIDE £625,000
LEASEHOLD

SUBJECT TO CONTRACT







GRATTON ROAD, W14



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 714 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 714 SQ FT/ 66 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.

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