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FOR ENQUIRIES QUOTE REF: GT-1405

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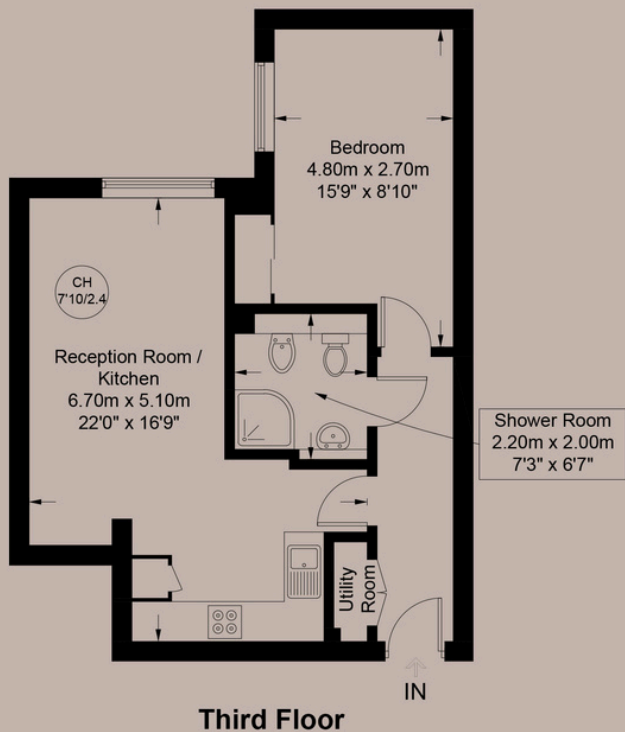
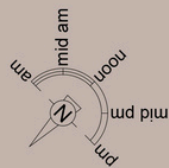
Glenthorne Road, London, W6  
Offers in excess of £400,000  
Leasehold (expires 01.11.3010)

Ground Rent £388.23 per annum      Service Charges £3,000 per annum

- 1 Bedroom
- 1 Bathroom
- Open plan living space
- Residents' Lift
- Secure Entry
- 513 sq ft / 48 sq m
- Residents' roof terrace



A beautifully presented one-bedroom apartment situated on the third floor (with lift access) of the modern Gooch House development in the heart of Hammersmith. Measuring approximately 513 sq ft / 48.0 sq m, this bright and well-proportioned home offers a perfect balance of modern style and practicality. The accommodation comprises a south-facing open-plan reception room and kitchen, a well-sized double bedroom with fitted wardrobes, and a contemporary shower room. Additional features include floor-to-ceiling windows in both the living area and bedroom, air conditioning in the reception room, and residents get to enjoy the communal roof terrace with far-reaching views across West London. Finished to a high standard throughout, this apartment provides comfortable, low-maintenance living in a prime West London location - ideal for a first-time buyer, a London pied-à-terre, or as a rental investment. 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.



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.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient – lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 81                      | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient – higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |