



Flat 40, Gooch House 63-75 Glenthorne Road, London
London

£425,000

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Flat 40

Gooch House 63-75 Glenthorne Road,
London

Willmotts are proud to present this stylish one-bedroom flat in the heart of Hammersmith, offering 519 sq ft of modern living and easy access to King Street's shops, cafés and transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- One-bedroom second-floor flat with lift access
- Sink waste disposal system
- Ideal first home or buy-to-let investment
- Superb transport links



Willmotts are proud to present this superb one-bedroom flat in highly sought-after Hammersmith, W6 – an ideal opportunity for first-time buyers or buy-to-let investors.

This contemporary third-floor flat offers modern, open-plan living with a generous reception area, fully-equipped kitchen, spacious double bedroom with fitted carpet, stylish bathroom, and the convenience of lift access. Extending to approximately 500 sq ft.

Location is everything – just steps from Hammersmith Station, you're perfectly placed for effortless access across London. Hammersmith's vibrant King Street—with its shops, restaurants, cafés, gyms, and public transport—is at your doorstep

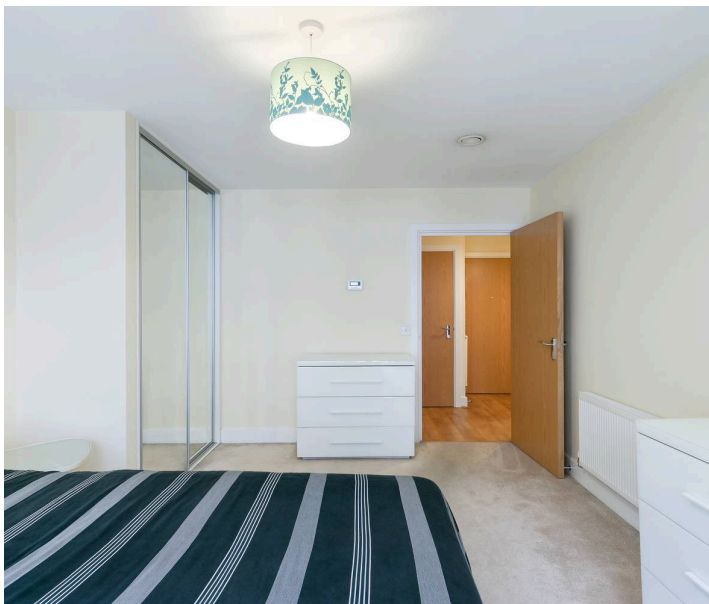
Great for First-Time Buyers.

With a guide price of £425,000, this property offers a fantastic entry point into the W6 market for those seeking their own stylish city base.

Strong Buy-to-Let Potential

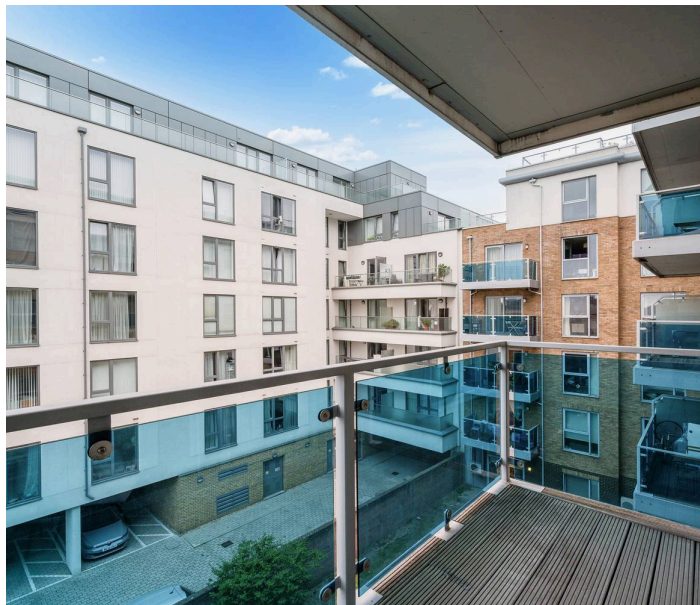
One-bedroom flats in Hammersmith currently achieve rents in the region of £1,800–£2,000 pcm depending on finish and exact location.

This property presents an excellent blend of lifestyle appeal and investment potential – perfect for first-time buyers seeking a smart, stylish foothold in London or investors looking for a solid, well-located buy-to-let.



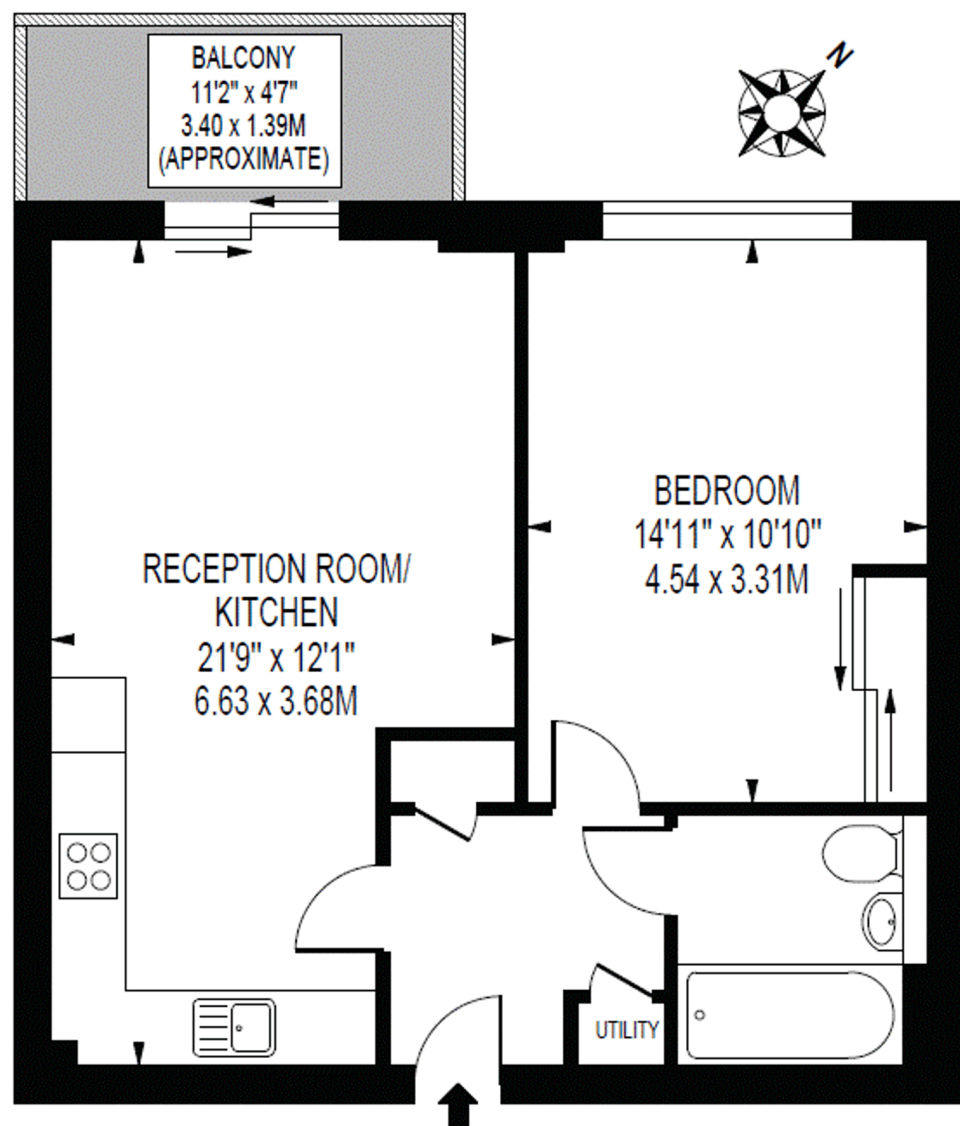


Lease: 984 Years Remaining
Service Charge: £2489.38pa
Ground Rent: £330pa



GOOCH HOUSE

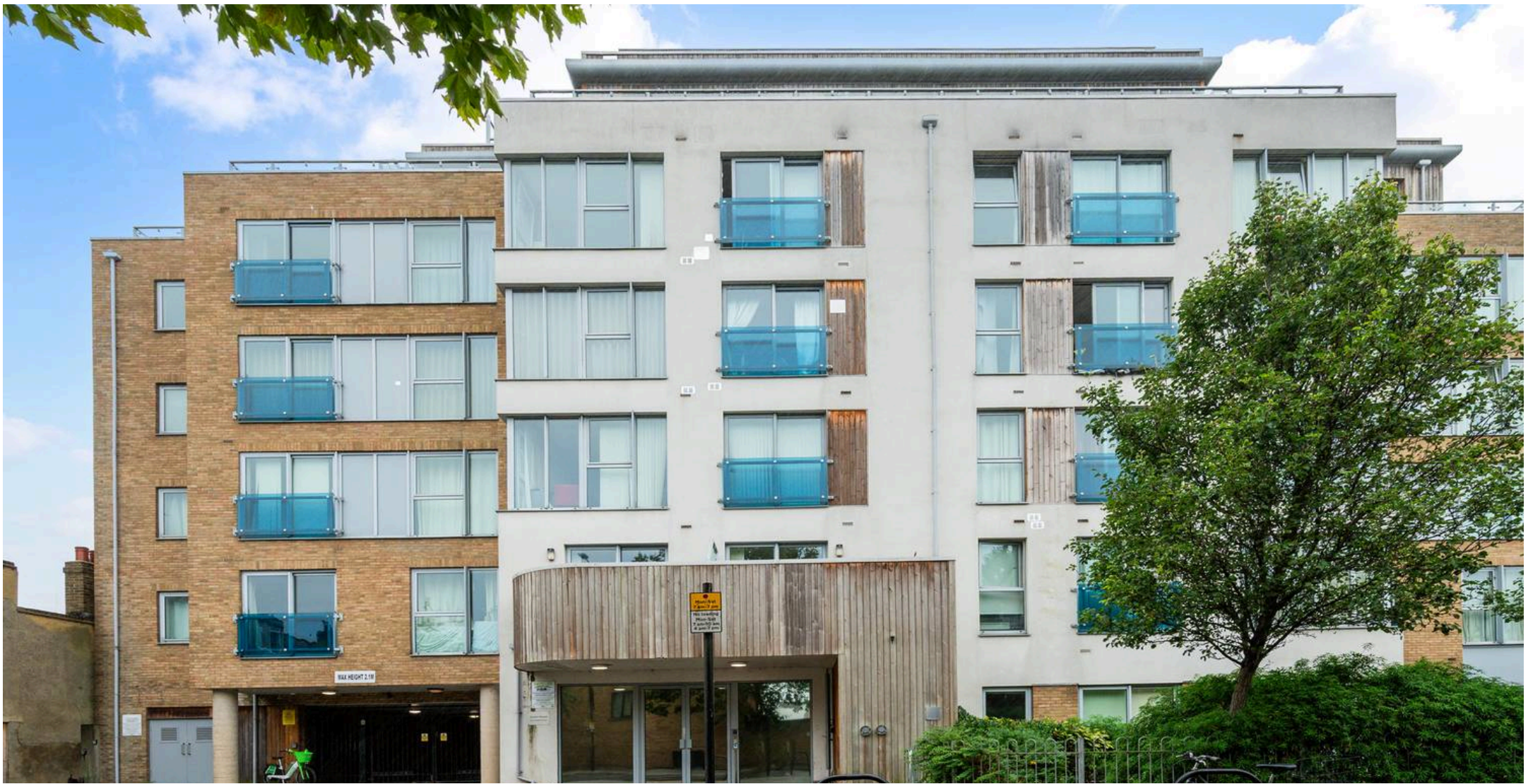
APPROXIMATE GROSS INTERNAL FLOOR AREA: 498 SQ FT - 46.27 SQ M



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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