



Hammersmith Grove W6



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2 DOUBLE BEDROOMS

**RECEPTION / KITCHEN / DINING
ROOM**

2 SHOWER ROOMS (1 EN SUITE)

JULIET BALCONY

EPC RATING: TBC

COUNCIL TAX BAND: E

LEASE LENGTH: 962 YEARS APX

SERVICE CHARGE: £1500 PA APX

BUILDINGS INSURANCE: £2000 PA APX

A contemporary 2 bedroom maisonette occupying the ground floor of an imposing Victorian house with very good living/entertaining space. There is a spacious double bedroom to the front of the property with a bay window, built in storage and en-suite bathroom. There is a further contemporary tiled family bathroom off the hall. The second bedroom is to the rear of the property with sliding doors and Juliet balcony overlooking the neighbour's fabulous Japanese garden. The light and airy open plan kitchen/reception has excellent built-in storage and feature fireplace. This wonderful well-configured property of approximately 943 sq ft oozes individual style and character and can be moved into with no further expense. It is ideally located within easy walking distance of the transport hub and amenities at Hammersmith Broadway and King Street, Westfield London with its own leisure, transport and restaurant facilities as well as the exciting new London Olympia development are also moments away.

PRICE GUIDE £865,000

LEASEHOLD - SHARE OF FREEHOLD

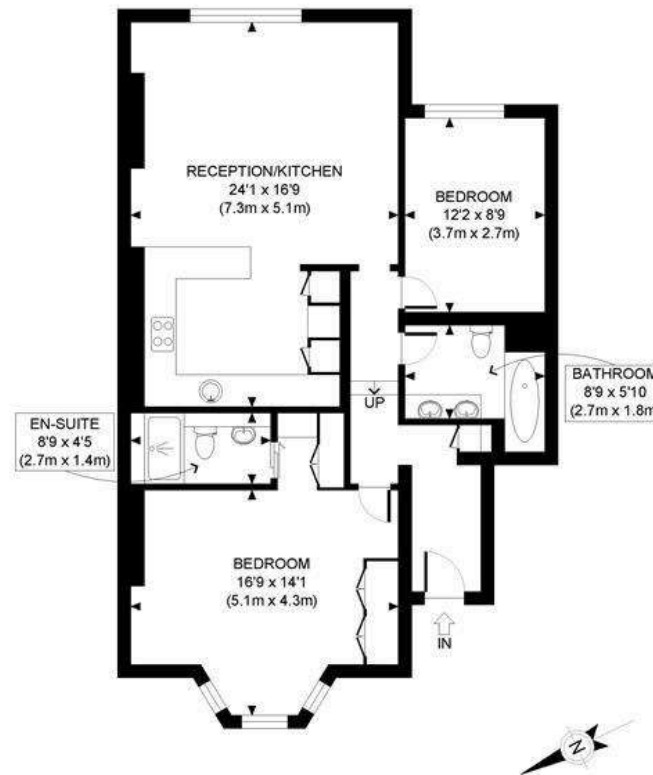
SUBJECT TO CONTRACT







HAMMERSMITH GROVE, W6



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 930 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 930 SQ FT/ 86 SQM