



Batoum Gardens W6

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3 BEDROOMS

**RECEPTION/KITCHEN
(WITH EAVES STORAGE)**

BATHROOM

GUEST CLOAKROOM

ROOF TERRACE

EPC RATING: D 67

COUNCIL TAX BAND: D

LEASE LENGTH: 989 YRS APX

A wonderful 3 bedroom upper maisonette occupying the 2nd and 3rd floors of a handsome Victorian period property with excellent living/entertaining space and a generous decked roof terrace. The fabulous 22'1 x 17'11 reception/kitchen occupies the entirety of the top floor with French doors and windows opening onto the decked and railed roof terrace which has built-in seating and wonderful views across Loris Gardens. There are 3 bedrooms on the 2nd floor, two of which have good built-in storage and period feature fireplaces. In addition there is a spacious family bathroom and guest cloakroom on this floor.

This well-configured property of approximately 1,034 sq ft is flooded with light and is ideally located for the amenities and transport links at both Hammersmith Broadway and Shepherds Bush.

**PRICE GUIDE £875,000
LEASEHOLD - SHARE OF
FREEHOLD**

SUBJECT TO CONTRACT









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PROPERTY PHOTO PLANS.CO.UK