



Lena Gardens W6



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**3/4 BEDROOMS**

**RECEPTION**

**KITCHEN / BREAKFAST ROOM**

**2 BATHROOMS (INC E/S SHOWER ROOM)**

**STUDY / BEDROOM 4 || GUEST  
CLOAKROOM**

**EAVES STORAGE || ROOF TERRACE**

**EPC RATING: D 67**

**COUNCIL TAX BAND: E**

**LEASE LENGTH: 140 YRS APX**

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A big boned, elegant 3/4 bedroom upper maisonette offering spacious and very well presented accommodation over three floors with its' own entrance and roof terrace. The full width and wonderful high ceilinged reception has a feature fireplace, wood floor and an ornate ceiling and is situated on the first floor with the kitchen/breakfast room behind. There are 3 double bedrooms and 2 bathrooms on the upper floors including the principal bedroom suite which occupies the top floor. The study/bedroom 4 and the guest cloakroom occupy the first half landing whilst the generous roof terrace is accessed from the second half landing above. This impressive property of approximately 1497 sq ft is flooded with light, has a great feel and is ideally located for the transport hubs of Hammersmith and Shepherd's Bush. There are excellent state and private schools nearby in addition to the exciting new Olympia London with all its' cultural and culinary options and Westfield London.

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**PRICE GUIDE £1,200,000  
LEASEHOLD**

**SUBJECT TO CONTRACT**







