



## Hammersmith Grove, W6

£1,150,000

This well-presented and substantial split-level flat offers a blend of practical and unique space at over 1500 sq ft. It benefits from a 714-square-foot lateral entertaining space with a dual-aspect view and a private balcony with unobstructed views. The property further benefits from being a share of freehold with low charges.

Hammersmith Grove is a wide tree-lined street in Brackenebury Village offering convenience of two stations in Shepherds bush and Hammersmith as well as all the amenities on offer throughout such as bars, restaurants and independent shops. There is also a range of great state and private schools.

### Features

- Three Bedrooms
- Two Bathrooms
- Split Level
- Dual Aspect Entertaining Space
- Over 1500Sq Ft
- Share Of Freehold

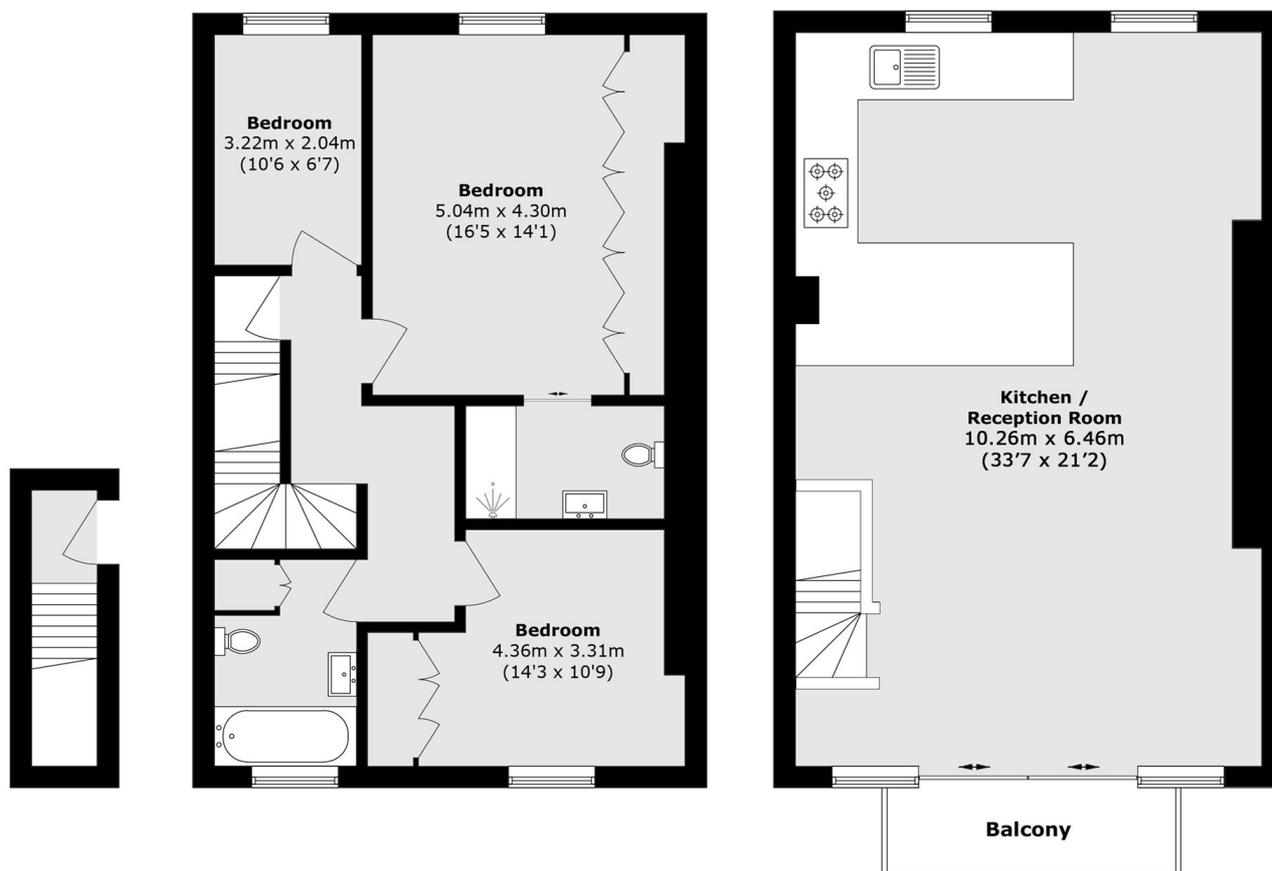


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Entering from the first floor you are immediately welcomed into a spacious landing with all three bedrooms and two bathrooms located on the first floor, the master bedroom is complemented by built-in wardrobes and an en-suite bathroom, the second bedroom also being a large double is located opposite the main family bathroom, the third bedroom is located at the front and all bedrooms benefit from an abundance of natural light, the third floor is the entertaining space offering a fully open space incorporating the kitchen, dining, and living room as well as a balcony, this floor benefits from being dual aspect thanks to large windows front and back.



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Total area (approx.): 136.5 sq. m (1469.3 sq. ft)

Balcony area (approx.): 4.7 sq. m (50.6 sq. ft)