



Hammersmith  
Grove W6

finlay  
brewer

# Hammersmith Grove W6

2 BEDROOMS

RECEPTION / KITCHEN / BREAKFAST ROOM

BATHROOM

WESTERLY GARDEN

STORAGE

OFF-STREET PARKING

EPC RATING: C 75

COUNCIL TAX BAND: E

LEASE LENGTH: 980 YRS APX

SERVICE CHARGE: £2,400 PA APX

A lateral 2 bedroom garden flat which occupies the lower ground floor of an imposing Victorian property. The open plan reception/kitchen/breakfast room is to the rear and has handsome French doors to the deep paved garden which enjoys an easterly aspect. The 2nd bedroom is beside the reception and the principal bedroom is situated to the front of the property with a bay window. There is a separate bathroom and the vault space has been cleverly utilised to create a utility area. This well-configured property of approximately 800 sq ft also benefits from off-street parking and is ideally located within easy walking distance of a number of restaurants, cafes and the transport hub at Hammersmith Broadway.

**PRICE GUIDE £725,000**

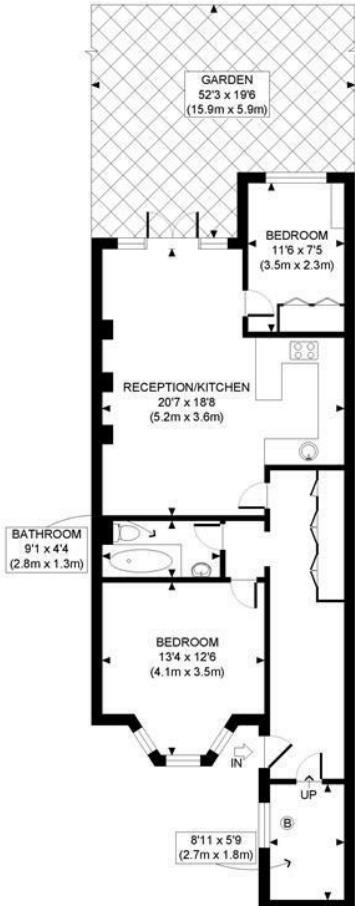
**LEASEHOLD - SHARE OF FREEHOLD**

**SUBJECT TO CONTRACT**









LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 808 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 808 SQ FT/ 75 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client.  
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.  
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.