



AN IDEAL TWO BEDROOM FLAT FULLY RENOVATED AND READY TO MOVE INTO

AVAILABLE NOW: A beautifully presented two double bedroom apartment with access to communal gardens. Having been thoughtfully refurbished throughout in recent years this property is turn key ready to move into. The large reception/dining room with wood flooring, high ceilings, exposed brick walls, feature fireplace, and bay window with double glazing offers a great place to unwind and relax as well as to enjoy & entertain; seamlessly interconnecting with the stunningly presented and extremely well set up recessed kitchen. The hallway is large and long with a space that could be dedicated to an office/study or dining area; off it is accessed the beautiful shower room; the two double bedrooms are well proportioned of which the master leads directly to the rear patio from which can be accessed the communal gardens. NB: The two double bedrooms and the reception room and study hallway have been virtually staged to help buyers envisage the home once furnished. The front and rear garden have been virtually cleaned with updated tiling to assist you visualise the potential.





ACCOMMODATION

Accommodation: Entrance Hall: Reception/Dining Room: Hallway/Dining Area/Study/Office Space: Two Double Bedrooms: Shower Room: Doors Leading to Communal Garden

LOCATION

Hammersmith Grove W6 is a beautiful tree lined road which is fantastically located for a wide range of local amenities including parks, schools, riverside areas and shopping, both local and at nearby Westfield. The closest tube stations are Goldhawk Road and Hammersmith (Circle, Hammersmith, District & Picadilly Lines)





CALL OR EMAIL NOW TO ENQUIRE OR TO ARRANGE A VIEWING

Sale Price (£): Guide Price: OIEO £612,500

Council tax band: E

Tenure: Leasehold & Share of freehold

Length of lease term (years remaining): 985 years remaining approx.

Annual ground rent amount: £0

Ground rent review period (year): N/A

Review increase %: N/A

Annual service charge amount (£): £0 ad hoc as required

Property Type: Flat/Apartment

Construction materials: Brick

Utilities:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband: FTTC

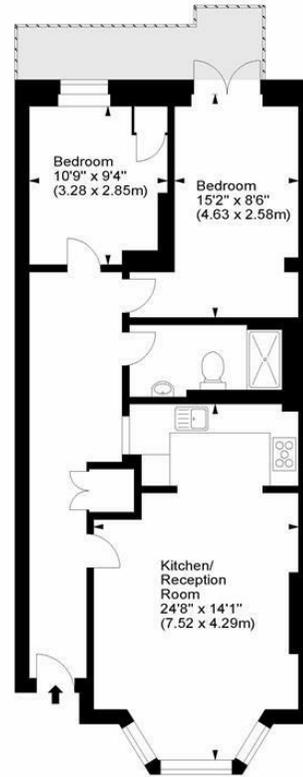
Broadband speed: Please check Ofcom Broadband Checker

Mobile signal/coverage: Please check Ofcom Mobile Checker

Parking: Street Parking Permit Required

Hammersmith Grove, W6

Approx. Gross Internal Area
774 Sq Ft - 71.90 Sq M



Lower Ground Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at ground level.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	79

EU Directive 2002/91/EC



FEATURES

- High Ceilings & Bay Window
- French Doors to Communal Gardens
- Share of Freehold
- Wood Flooring
- Double Glazing
- High Specification Kitchen
- Beautifully Finished Bathroom
- High EPC Rating
- Beautiful Tree Lined Road
- Close to all manner of conveniences including transport, parks, restaurants, shopping and the riverside



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