

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

Kerr&co



Hammersmith Grove, Brackenbury Village W6

An exceptionally spacious maisonette set on the top three storeys of this grand end of terrace Victorian house. The property offers buyers with an opportunity, to modernise and extend to a buyers own taste, and to create a magnificent home on one of the areas most prestigious streets.

The property has an abundance of space and natural light with the added benefit of an extraordinary roof terrace offering commanding views to the West. The property comprises of five bedrooms, a large bathroom, a spacious reception room, a separate kitchen and a west facing roof terrace. Hammersmith Grove is very popular tree lined residential street with easy access to transport links and shopping facilities at Hammersmith Broadway and Shepherd's Bush Green.

Guide Price: £850,000 Long Leasehold

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Hammersmith Grove, Brackenhury Village W6

Five bedrooms

Spacious reception room with a separate kitchen.

Offers circa : 1,548 Sq Ft of accommodation

Extraordinary west facing roof terrace .

High ceiling throughout.

Long Lease.

Grand Victorian converted building.

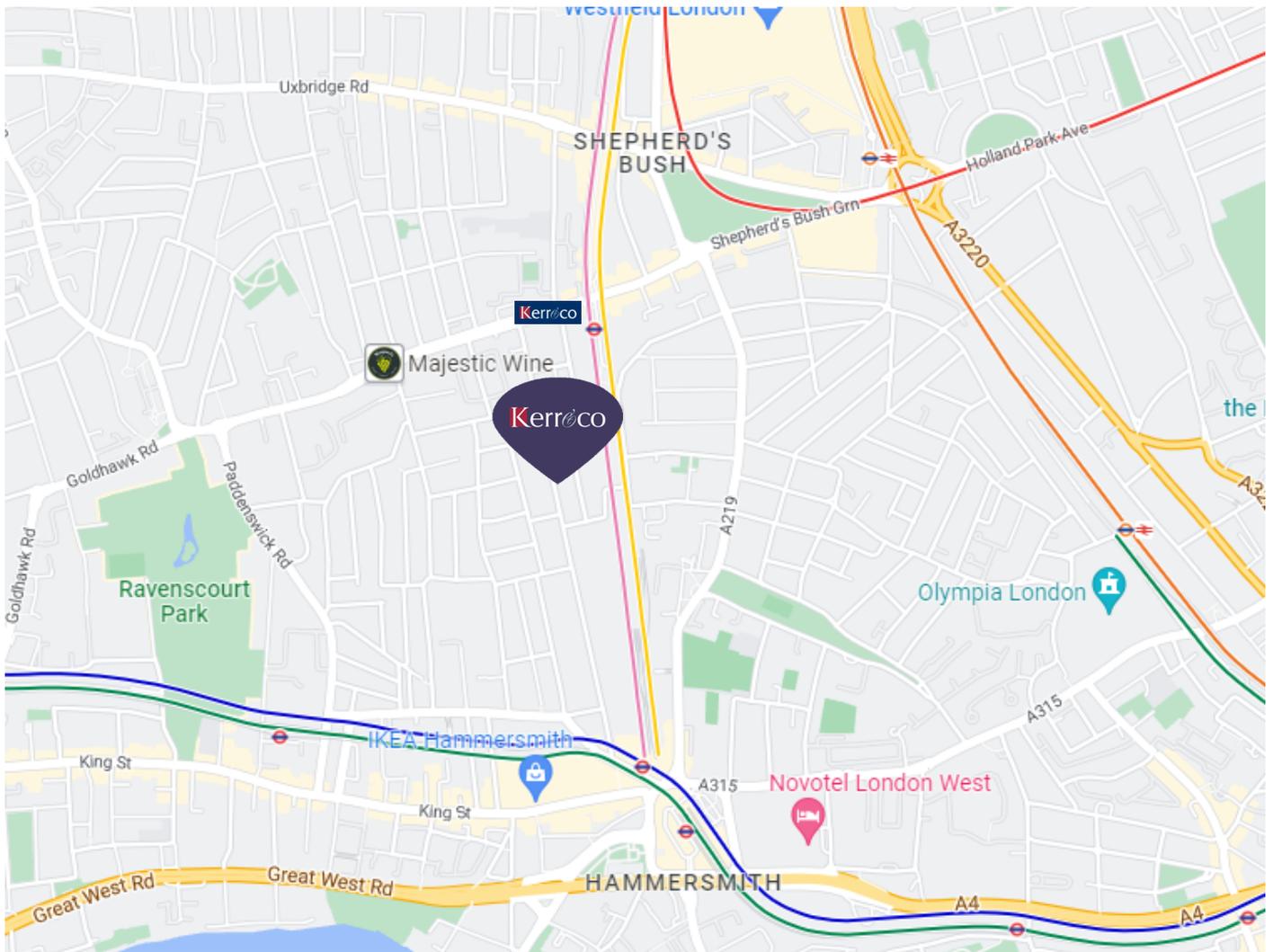
EASY ACCESS TO TRANSPORT AND SHOPPING FACILITIES

ALONG KING STREET, HAMMERSMITH BROADWAY AND

WESTFIELD LONDON.

No onwards chain.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Hammersmith Grove W6 0NL

Upper Maisonette

Approximate gross internal floor area : **1,548 Sq. Ft. (143.9 Sq. M.)**

Guide Price: **£850,000**

Tenure: **999 Year Lease**

Hammersmith Grove

Approximate Gross Internal Area = 143.9 sq m / 1548 sq ft

Eaves Storage / Reduced Headroom = 28.6 sq m / 308 sq ft

Total = 172.5 sq m / 1856 sq ft

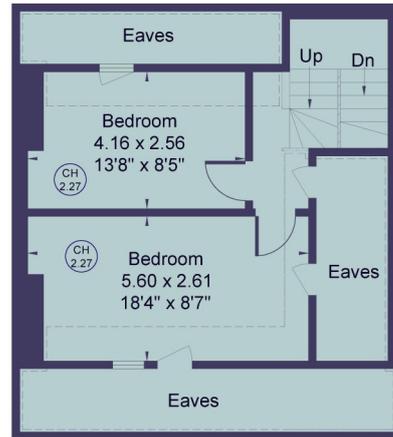
EPC Rating: **D58**

Parking: **Residents parking permit**

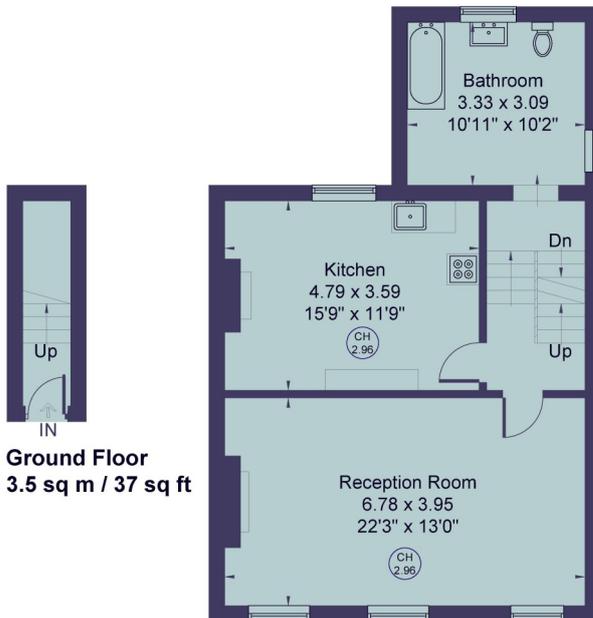
Council Tax: **Band D**



 = Reduced headroom below 1.5m / 5'0"



Third Floor
24.4 sq m / 262 sq ft
Eaves Storage /
Reduced Headroom
28.6 sq m / 308 sq ft



Ground Floor
3.5 sq m / 37 sq ft

First Floor
63.7 sq m / 685 sq ft



Second Floor
52.3 sq m / 563 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance Plan is for illustration purposes only. not to be used for valuations.

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Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.