



## Hammersmith Grove, London W6

**A generous two bedroom flat providing 838 sq ft of accommodation, set on the lower ground floor of this Victorian conversion, benefitting from it's own entrance and private West facing garden.**

This well-presented, spacious flat offers a modern open-plan reception room with an integrated kitchen, two bedrooms, and a large bathroom. Benefiting from a West-facing garden, generous storage, and a private entrance with a wide entrance hall. Situated in a sought-after residential street bordering Brackenbury Village, the property benefits from excellent transport links, being within walking distance from Goldhawk Road, Shepherd's Bush, and Hammersmith stations (Hammersmith & City, Central, Circle, District, and Piccadilly lines), as well as being in easy reach to the extensive shopping and leisure amenities of Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club.

**Asking Price: £735,000 Share of freehold**

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020 8743 4332  
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## **Hammersmith Grove, London W6 0NJ**

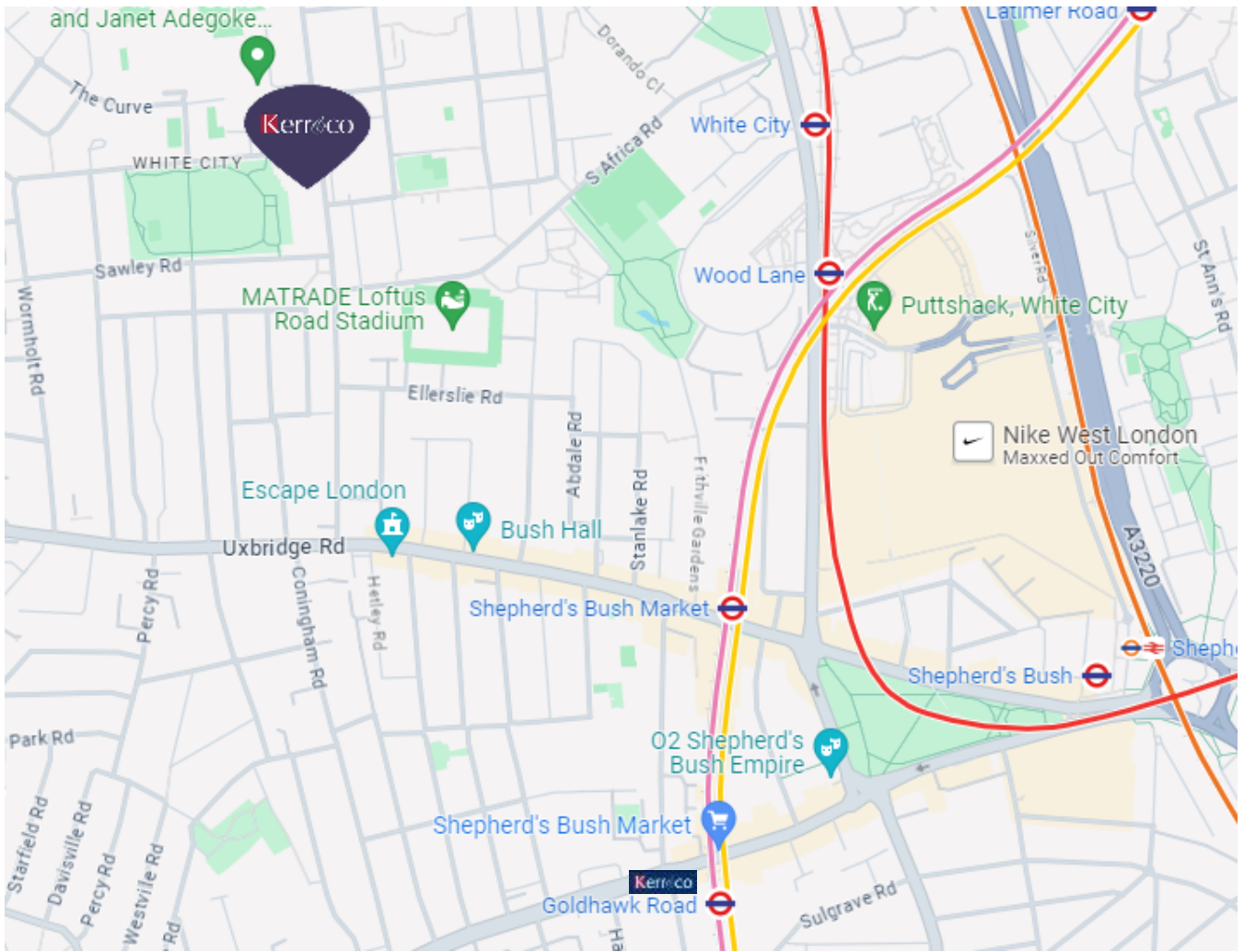
Spacious two bedroom garden flat  
Reception room with open plan modern integrated  
kitchen.

West facing 30 ft private garden  
Spacious Bathroom.

Well located for ease of access to Goldhawk Road,  
Shepherd's Bush and Hammersmith underground  
stations (Central, Circle, Hammersmith & City,  
District and Piccadilly lines).

Short walk from shopping amenities in the well  
renowned Westfield shopping complex.





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	71 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.

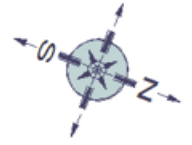
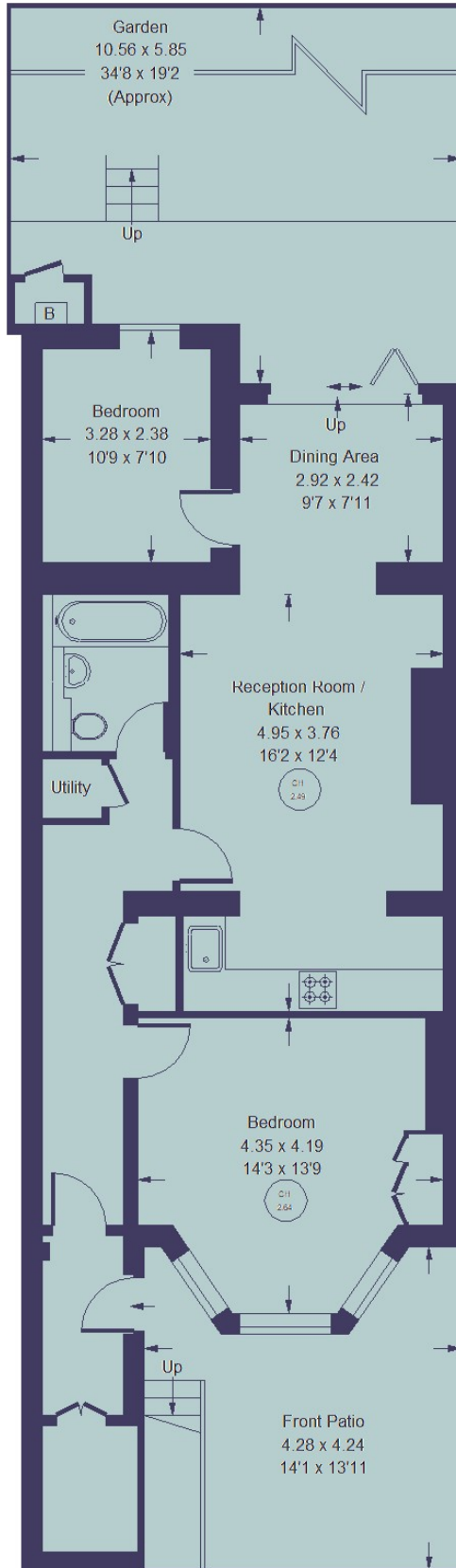
- Tenure: Share in the freehold with an underlying lease of 999 years from 27/02/2013
- Service Charge and Ground Rent: £800 and peppercorn
- Service charge covers: Building insurance, communal electricity, repairs and maintenance and annual auditing accounts
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band D (£1386.77 for current financial year 24/25)
- Parking: Eligible for a L.B.H.F. residents parking permit
- Accessibility: Steps down to front doors
- Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
- Heating: Gas central heating via radiators
- Flood risk: Available upon request

# Hammersmith Grove W6 0NJ

Asking Price: **£735,000**

Two bedroom Victorian conversion garden flat

Approximate gross internal floor area: **838 Sq. Ft./ 77.9 Sq. M.**



**Lower Ground Floor**

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/fittings 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.