



## Cressy Court, Wingate Road, London W6

**A generous one bedroom flat is being offered chain free and provides 476 sq ft of accommodation, set on the ground floor of this purpose built block of flats.**

This well-presented, spacious flat offers a open-plan reception room with an integrated kitchen, one double bedroom, a large bathroom, and access to it's communal garden. Situated in the popular Brackenbury Village, the property benefits from excellent transport links, being within walking distance from Goldhawk Road, Shepherd's Bush, and Ravenscourt Park stations (Hammersmith & City, Central, Circle, Midmay and District lines), as well as being in easy reach to the extensive shopping and leisure amenities of Westfield shopping complex, plus a selection of local gastro pubs.

**Asking Price: £352,500 Share of freehold**

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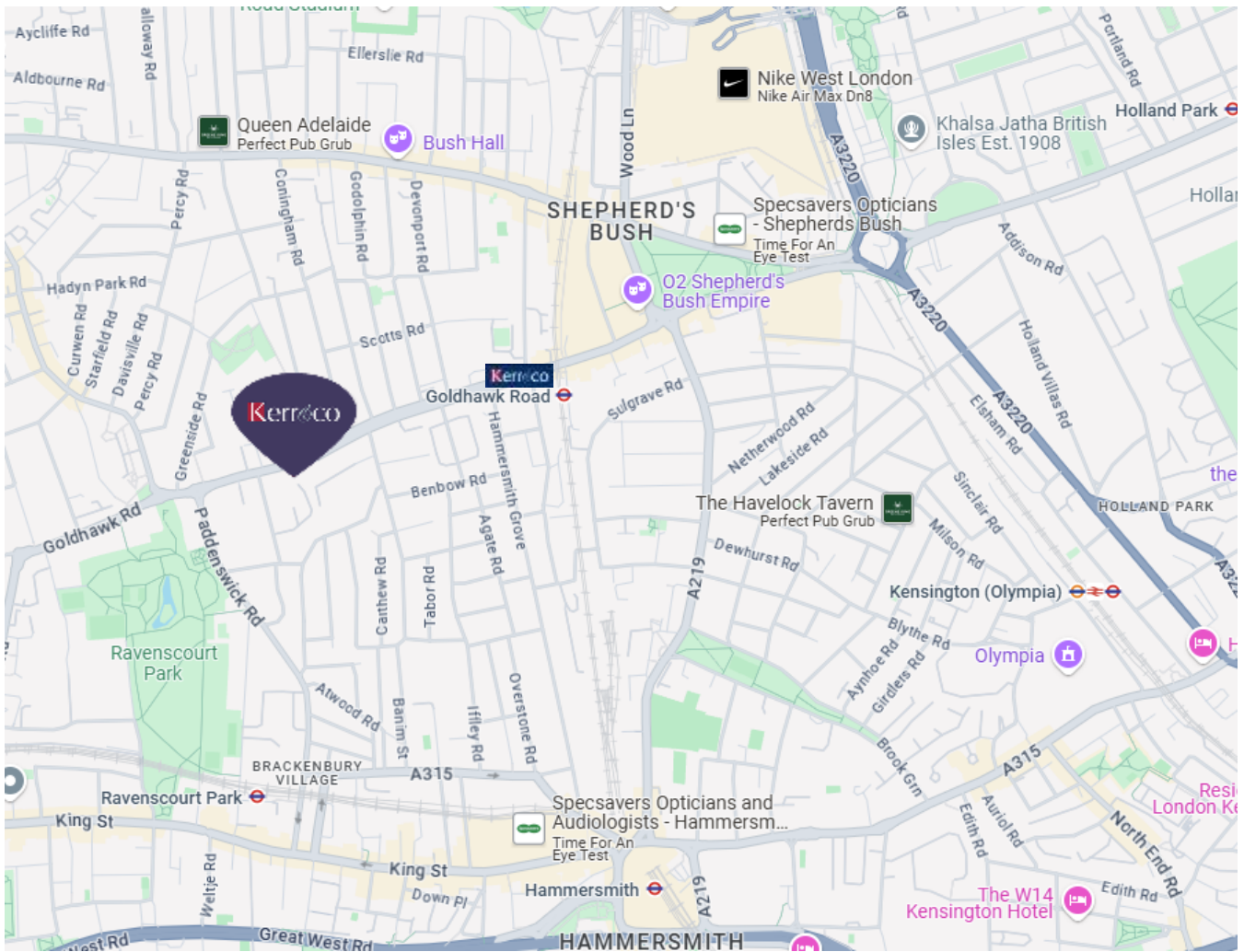




## **Cressy Court , London W6 0UY**

Spacious one bedroom flat.  
Generous Double Bedroom.  
Reception room with open plan integrated kitchen.  
Spacious Bathroom.  
Well located for ease of access to Goldhawk Road,  
Shepherd's Bush and Ravenscourt Park underground  
stations (Central, Circle, Hammersmith & City,  
Midmay and District lines).  
Short walk from shopping amenities in the well  
renowned Westfield shopping complex.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	46 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.

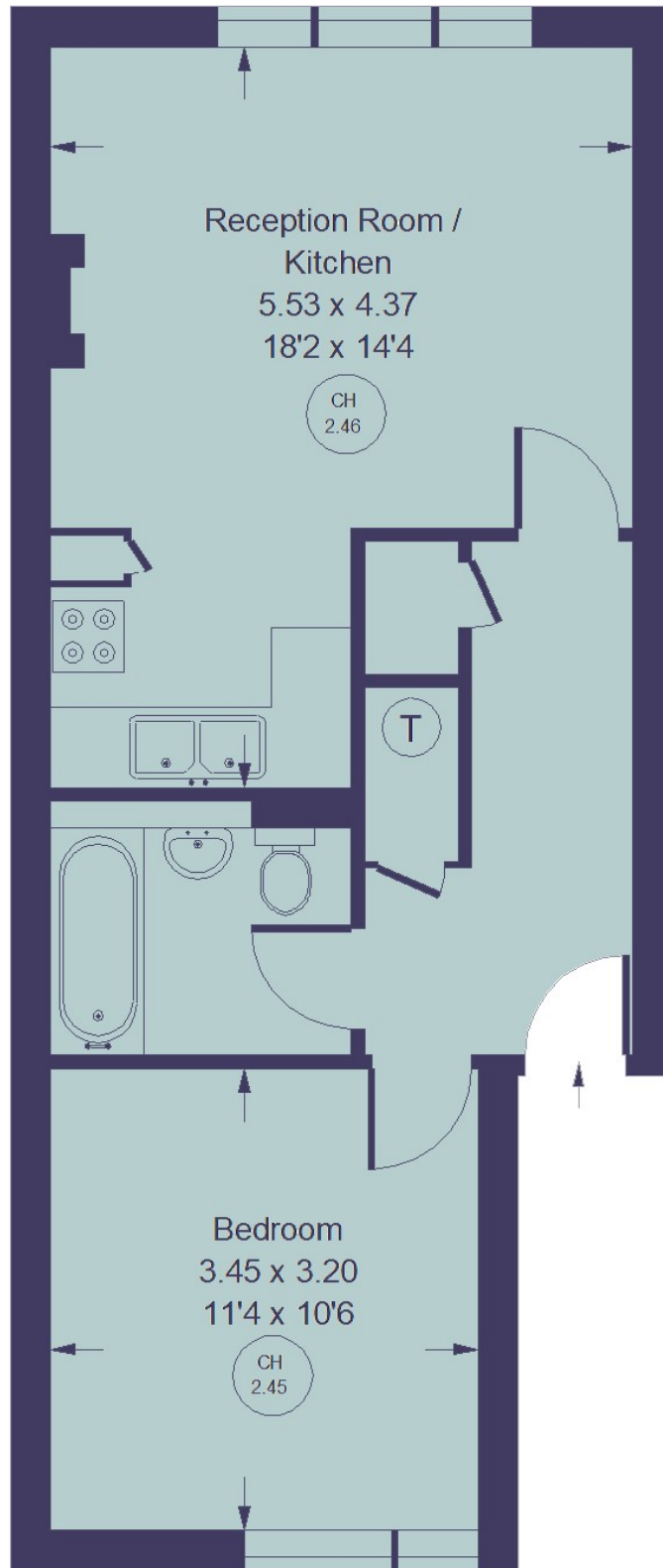
- Tenure: Share in the freehold with an underlying lease of in excess of 900 years.
- Service Charge and Ground Rent: £1600 and peppercorn ground rent
- Service charge covers: Building insurance, communal electricity, repairs and maintenance,, and gardening.
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band C (£1232.68 for current financial year 24/25)
- Parking: Eligible for a L.B.H.F. residents parking permit
- Accessibility: Majority Level Access
- Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
- Heating: Under floor heating
- Flood risk: Available upon request

**Cressy Court W6 0UY**

Asking Price: **£352,500**

Purpose built one bedroom flat

Approximate gross internal floor area: **476 Sq. Ft./ 44.2 Sq. M.**



**Ground Floor**

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/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.