



Sulgrave Road, Brook Green W6

A generous, split level, three bedroom flat providing just shy of 1,100 sq ft of accommodation, set on the first and second floors of this Victorian conversion, benefitting from an East-West aspect, bathing the flat in natural light. The flat was previously granted planning consent for a loft extension and a roof terrace (ref: 2014/05103/FUL); this could be reinstated subject to usual constraints.

This well-presented, spacious flat offers a large reception room with high ceilings, a separate kitchen, three double bedrooms, a large bathroom and a cloakroom. Benefiting from an East-West aspect, generous storage, and a private entrance with a wide entrance hall. Situated in a sought-after location, 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, Mildmay 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: £895,000 Share of freehold

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Sulgrave Road, London W6 7PY

Spacious Victorian conversion, split level top floor flat.

Three double bedrooms.

Bright reception room with high ceilings.

East-West aspect allowing for plenty of natural light.

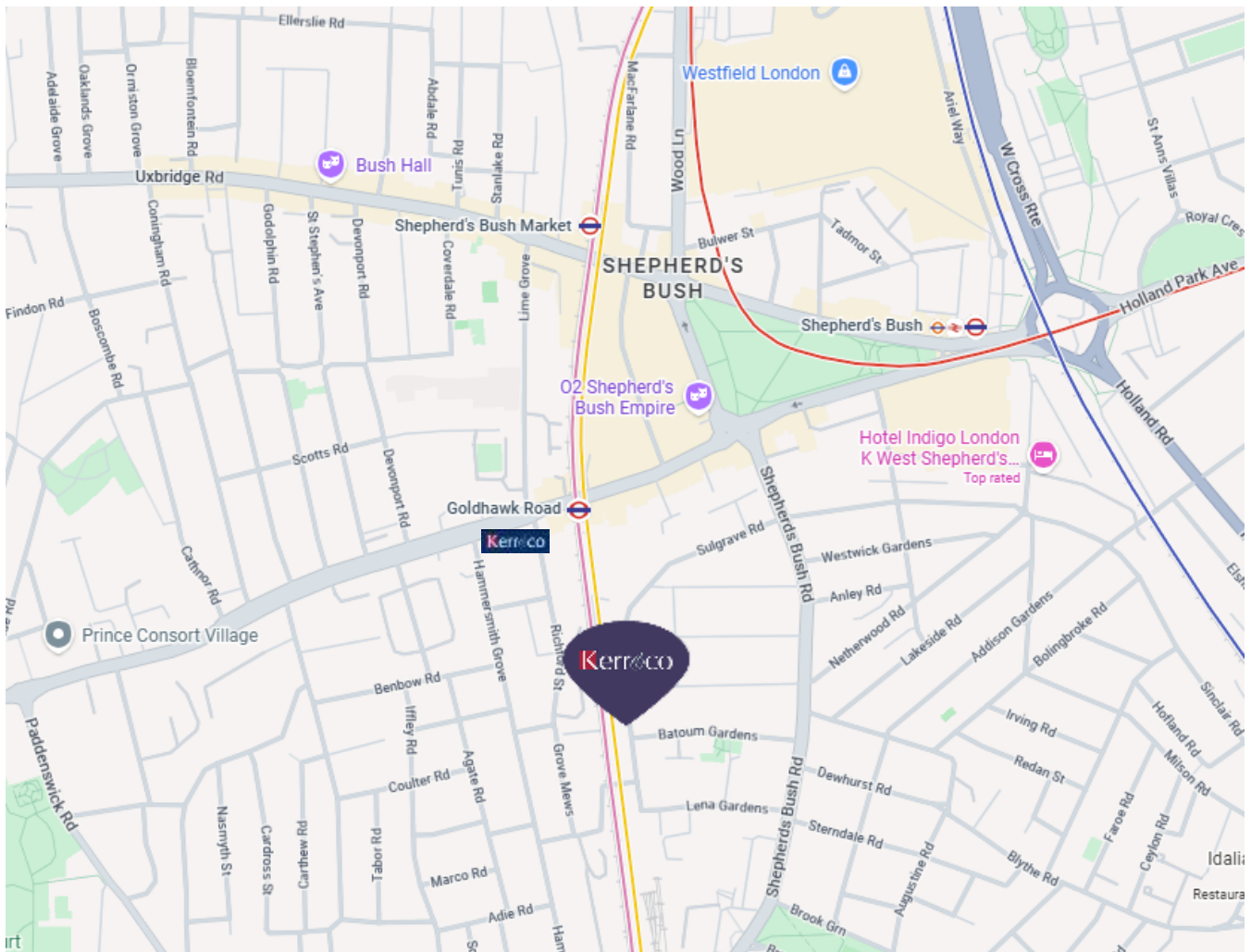
Spacious family bathroom.

Separate shower room and W/C.

Well located for ease of access to Goldhawk Road, Shepherd's Bush and Hammersmith underground stations (Central, Circle, Hammersmith & City, District, Mildmay and Piccadilly 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		
55-68	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.

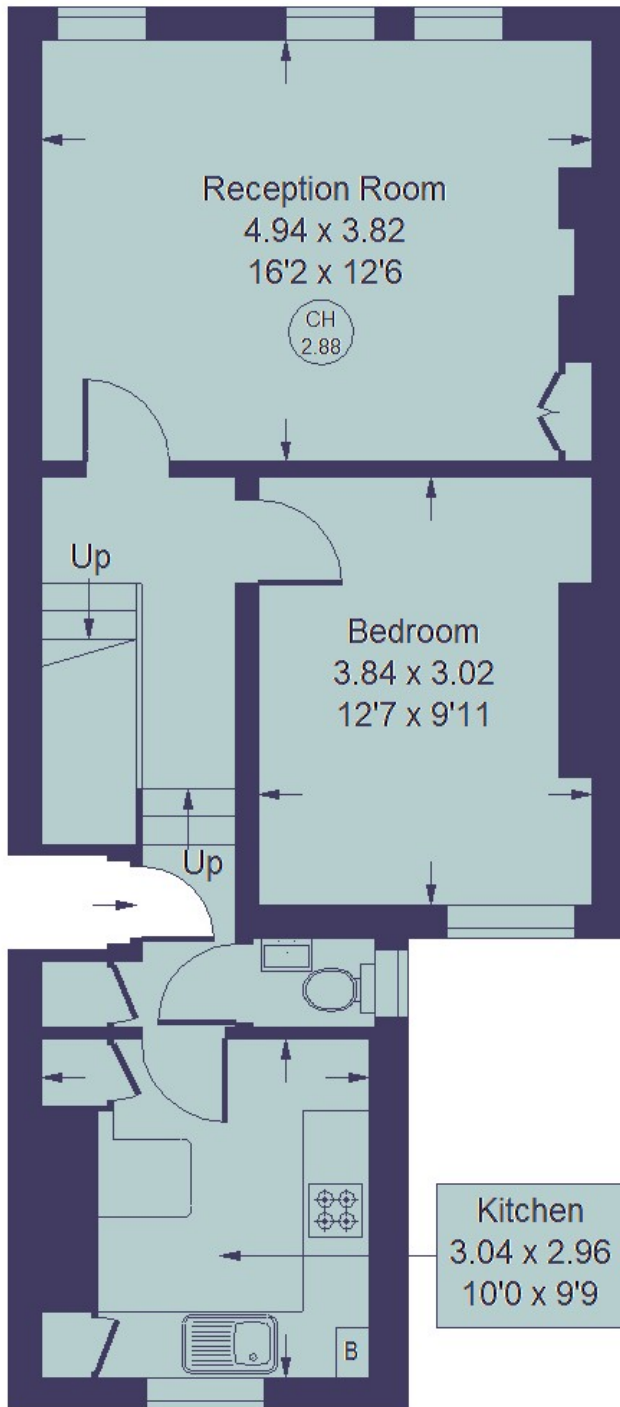
Tenure:	Share in the freehold with an underlying lease in excess of 900 years
Service Charge and Ground Rent:	Paid on an ad hoc basis and peppercorn
Service charge covers	Repairs and maintenance, building insurance and communal electricity
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band E (£1,857.13 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Communal and Internal stairs to access all floors
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:	Ask agent

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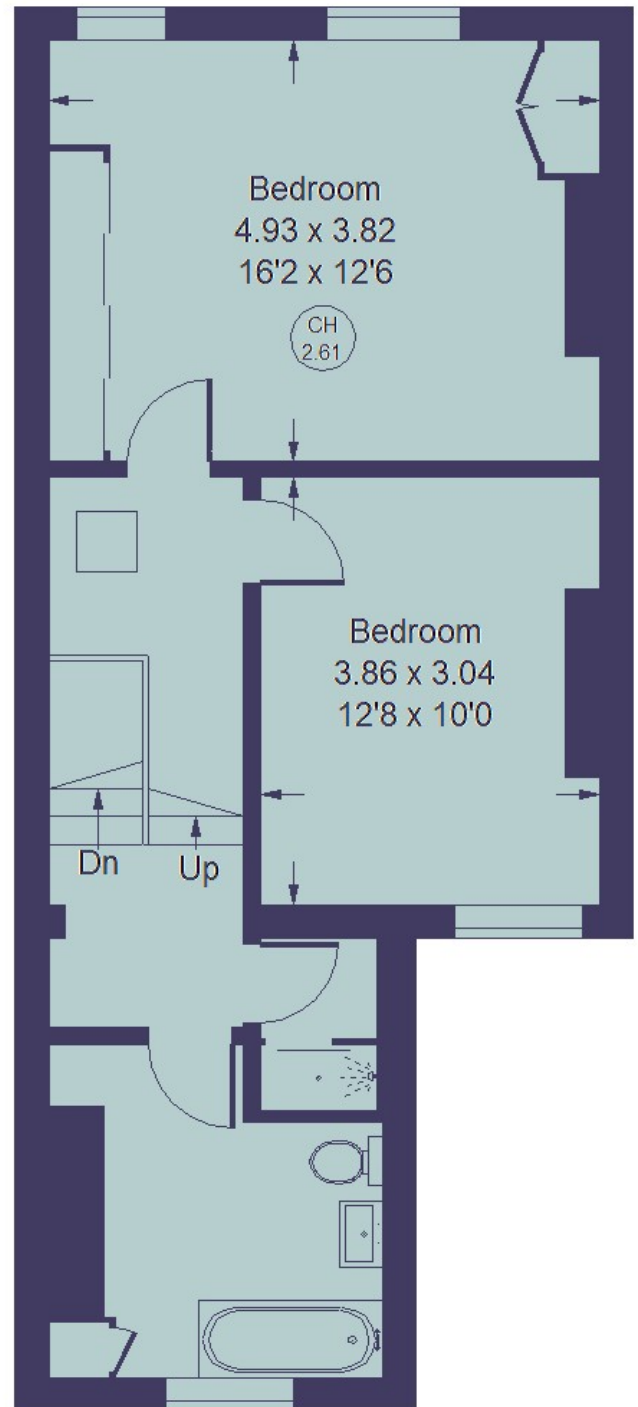
Asking Price: **£895,000**

Three bedroom Victorian conversion top floor flat

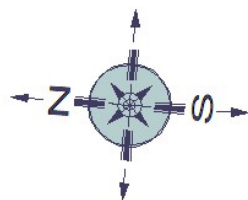
Approximate gross internal floor area: **1,092 Sq. Ft./ 101.5 Sq. M.**



First Floor



Second Floor



Kerr&co

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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.