



WINGRAVE ROAD, LONDON, W6
£735,000

Carter Jonas

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A beautifully presented ground floor period conversion flat featuring a bay fronted reception room, double bedroom with fitted wardrobes, second double bedroom with en suite bathroom, that opens onto a courtyard patio. The property also benefits from a guest shower room, a study, a utility room and air conditioning.

To the rear of the property is the fabulous bright open plan kitchen/dining room with double doors that opens onto a good sized beautiful patio garden, with raised beds, rear gate and shed.

The flat is located at the Westerly end of Wingrave Road, moments from the River Thames, the tow path, the popular River Cafe and Sam's Riverside. Hammersmith Underground Station (District, Piccadilly and Hammersmith and City Lines) is 0.8 miles. The area is also well served by local bus routes towards South Kensington, central London. The A4/M4 are easily accessible by vehicle for access to Heathrow and out of London.

AMENITIES

- 2 Bedrooms
- 2 Bathrooms
- Kitchen/Dining Room
- Reception Room
- Garden
- Study

TENURE Leasehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND C

A FANTASTIC OPPORTUNITY TO ACQUIRE A BEAUTIFUL GARDEN FLAT.





Wingrave Road, W6

Approximate Floor Area = 80.04 sq m / 862 sq ft
(Including Shed)
Shed = 2.85 sq m / 31 sq ft



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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		
		70 C	75 C

Carter Jonas

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