



## SPACIOUS ONE BEDROOM APARTMENT CLOSE TO BROOK GREEN.

SULGRAVE ROAD  
LONDON

Approximately 0.6 miles to Hammersmith Broadway  
Station • Spacious Reception/Dining room •  
Modern Kitchen • Double bedroom • Private patio

- EPC Rating = E
- Council Tax = D

### Description

This wonderful one bedroom apartment is situated on the ground floor of a handsome Victorian building.

Spaciously arranged over two floors this home presents excellent entertaining space for guests. The large bay windowed reception room leads into the semi open-plan kitchen and has direct access to the private walled patio.

The generously sized double bedroom benefits from built in storage and a window overlooking the private patio. Further storage can be found leading down to the lower ground floor where the modern bathroom can be found.

Sulgrave Road is a popular residential street close to Brook Green. The tree-lined street is excellently situated within easy reach of a number of stations including; Goldhawk Road (Hammersmith & City) approximately 0.2 miles away, Hammersmith Broadway station (Piccadilly, District, Hammersmith & City and Circle lines) approximately 0.6 miles away and Shepherd's Bush Underground and Overground (Central and overground lines) also 0.6 miles away.

### Tenure

Leasehold

### Local Authority

Hammersmith and Fulham London Borough Council, Town Hall

### Shepherds Bush & Brook Green

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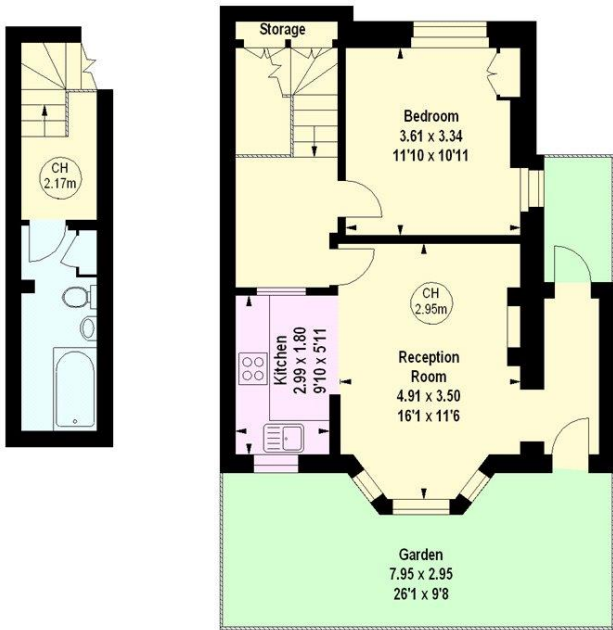
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FLOORPLANS

Gross internal area: 649 sq ft, 59 m²



Lower Ground Floor

Ground Floor

Sulgrave Road, W6

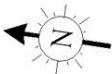
Approximate gross internal area

60.29 sq m / 649 sq ft

(Including Storage)

Storage

0.93 sq m / 10 sq ft



Key :  
CH - Ceiling Height

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Least energy efficient - higher running costs		
(80+) <b>A</b>		
(61-80) <b>B</b>		
(43-60) <b>C</b>		72
(25-42) <b>D</b>		
(9-24) <b>E</b>	44	
(1-8) <b>F</b>		
(1-20) <b>G</b>		
Most energy efficient - lower running costs		
England, Scotland & Wales EU Directive 2002/91/EC		