



Cromwell Grove, W6 7RQ

Asking Price: £585,000 Share of Freehold

A stylish and beautifully presented flat located on this desirable road and arranged over the first floor of a converted Victorian house. This generously proportioned flat boasts high ceilings and large windows which flood the property with natural light. Hardwood floors, dual aspect rooms and a balcony offering peaceful, leafy views, are amongst the many features on offer.

- Spacious Double Bedroom
- Modern Bathroom
- Dual Aspect, Open Plan Reception/Kitchen
- South Facing Balcony
- Engineered Wood Flooring
- Sought After Location
- Share of Freehold
- Service Charge: £750 p/a
- Ground Rent: NIL
- Council Tax: Band D (Hammersmith & Fulham)
- Approx Sq Ft: 578
- Rental Estimate: £2,150 pcm





FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 578 sq. ft / 53.71 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

