



Hammersmith Grove, London, W6

£1,425,000 Share of Freehold

A beautifully presented three double bedroom maisonette with a study, featuring high ceilings on both floors and a large paved patio garden lined with silver birch trees. The property is arranged over the ground and lower ground floor. The bright reception is to the front of the ground floor with a bay window, feature fireplace with bespoke cupboards and shelving and wooded flooring. The kitchen can be separated by pocket doors which open into the contemporary kitchen/dining room with feature glass roof. The dining room is to the rear with sliding glass doors onto a balcony. There are a few stairs from the dining room into study which could be used as a fourth bedroom, with French doors onto a balcony which has stairs down to the garden. On the lower level there are three double bedrooms, two bathrooms and a utility room. The principal bedroom which is to the front of the property with bay window, built in wardrobes and en suite bathroom. There is access to the spacious paved garden from both bedrooms to the rear of this floor.

4 Bedrooms | 1 Reception Room | 2 Bathrooms

Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

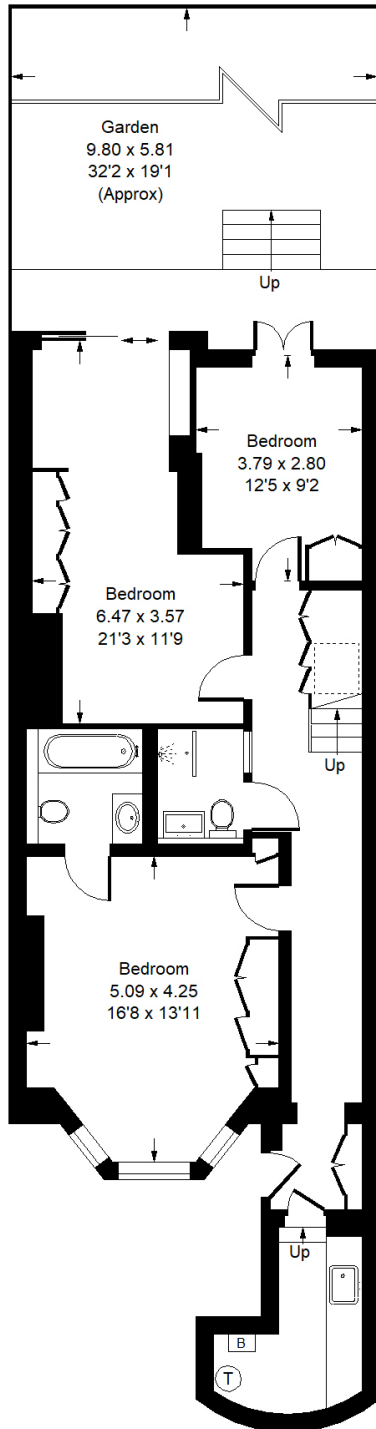
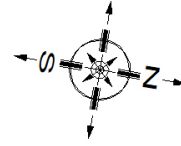
sales.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

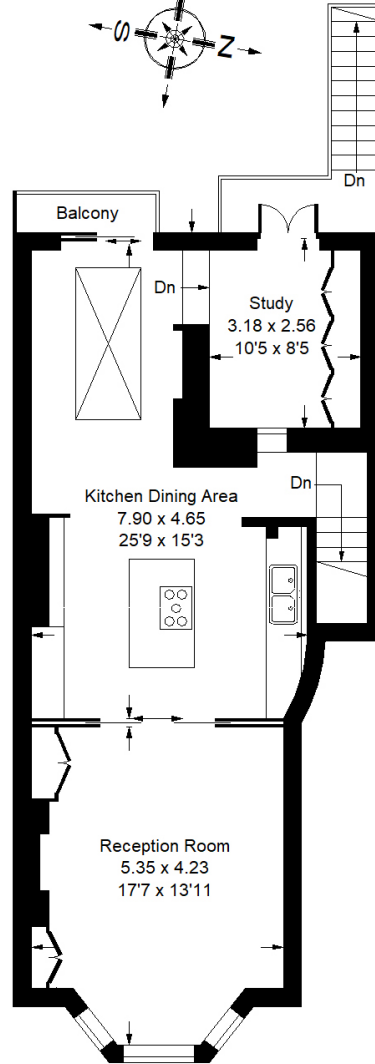
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Approx. Gross Internal Area
145.6 sq m / 1567 sq ft



Lower Ground Floor



= Reduced headroom below 1.5 m / 5'0

Raised 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.

Energy performance certificate (EPC)

Hammersmith Grove LONDON W6 0NJ	Energy rating C	Valid until: 29 January 2032
		Certificate number: 2266-7514-1198-2441-6116

Property type	Ground-floor flat
Total floor area	145 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.