



WINGRAVE ROAD, LONDON, W6  
£800,000

Carter Jonas



# WINGRAVE ROAD, LONDON, W6

A spacious, bright and very well appointed split level 1st and 2nd floor flat with South facing lounge to the front and a modern kitchen/diner to the rear with stairs to a charming garden. Further accommodation comprises 2 double bedrooms and 2 bathrooms (one ensuite) and the potential to create a roof terrace subject to the usual planning consents.

The flat is located at the Westerly end of Wingrave Road, moments from the River Thames and the popular River Cafe. The Thames Path and other popular eateries are close by including Crisp and Sam's Riverside and transport is easily accessible via Hammersmith tube and Putney Bridge tube. The area is also well served by local bus routes towards South Kensington, central London and the SW and the A4/M4 & A3 are a short drive away for access out of London by car.

## AMENITIES

- Split level flat
- Superb condition
- Quiet location
- 2 double bedrooms
- 2 bathrooms
- Garden
- Flat roof (could be converted subject to planning)
- Close to River Thames

**TENURE** Share of Freehold, 125 years from 29 September 2006

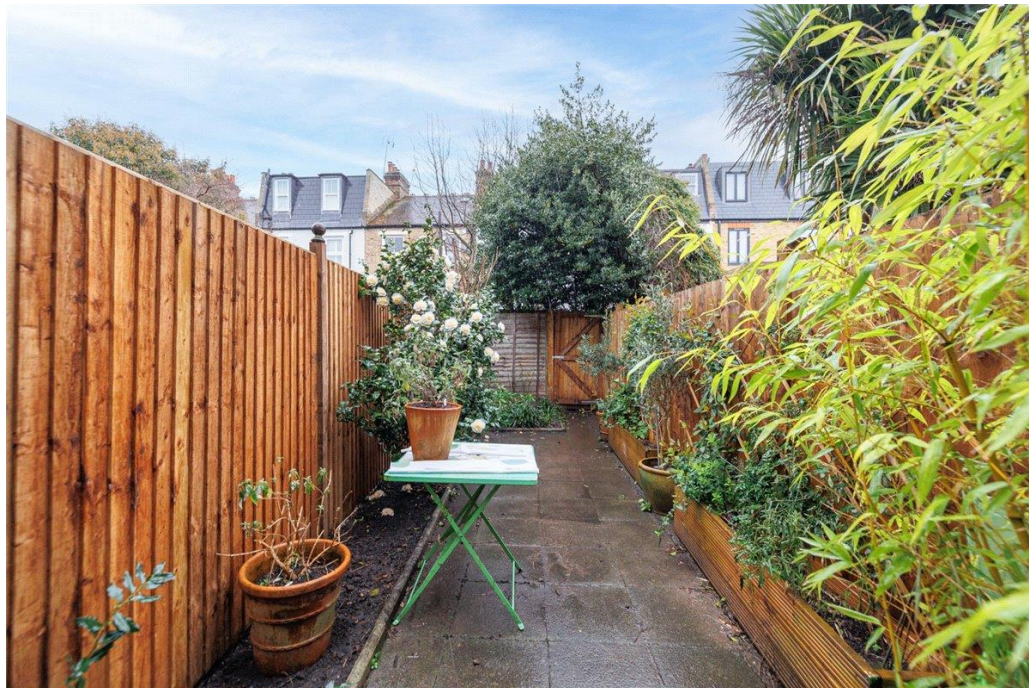
**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** D

## A SPACIOUS AND VERY WELL APPPOINTED 2 DOUBLE BEDROOM, 2 BATHROOM SPLIT LEVEL FLAT MOMENTS FROM THE RIVER THAMES. EPC D







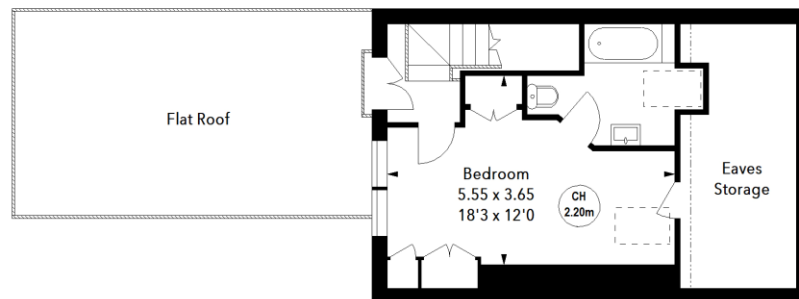


## Wingrave Road, W6

Approximate Area = 104.14 sq m / 1121 sq ft  
(Including Eaves Storage)  
Eaves Storage = 10.96 sq m / 118 sq ft

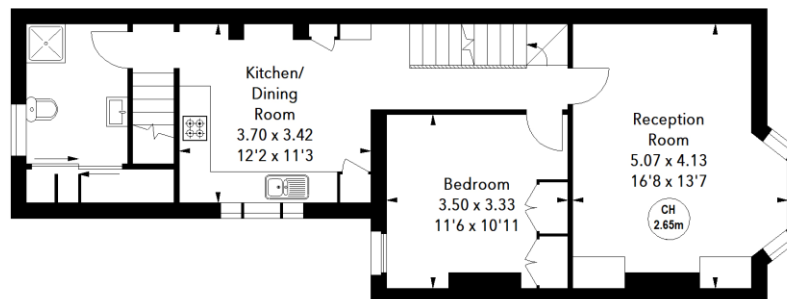


Key :  
CH - Ceiling Height



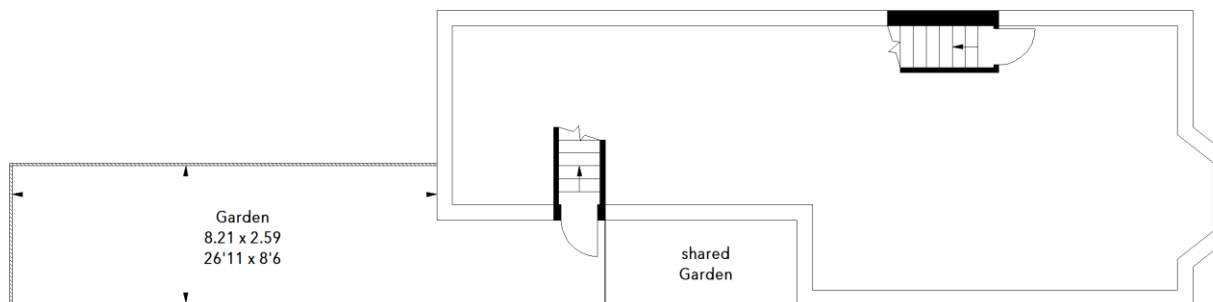
Second Floor

Approx. 40.32 sq m / 434 sq ft



First Floor

Approx. 61.22 sq m / 659 sq ft



Ground Floor

Approx. 2.60 sq m / 28 sq ft

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.

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

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Classification L2 - Business Data