



## Cambridge Grove, W6

£1,150,000 Freehold

An unmodernised early Victorian house offering huge scope to extend and improve subject to the usual consents.

2 Reception Rooms | Kitchen | 4 Bedrooms | Bathroom | Cloakroom | Storage | Garden | 1285 Sq Ft / 119 Sq M | Council Tax Band G | EPC Rating Band F

**Winkworth**



## LOCATION

Cambridge Grove is ideally located for the numerous amenities on offer in Hammersmith and Brackenbury Village, including a number of great pubs, restaurants and shops, whilst a number of well-regarded schools are also close by. The nearest Underground station is Hammersmith, where four lines are on offer.

## DESCRIPTION

Requiring complete modernisation, the house currently offers accommodation which comprises entrance hall, cloakroom, two reception rooms, kitchen and bathroom on the ground floor; two bedrooms on the first floor and two further bedrooms on the second floor. The house further benefits from a private rear garden. There is scope to extend and improve, subject to the usual necessary consents being obtained.





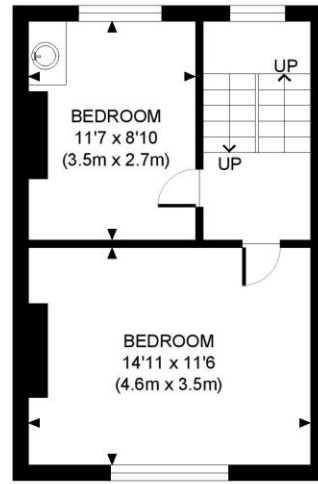
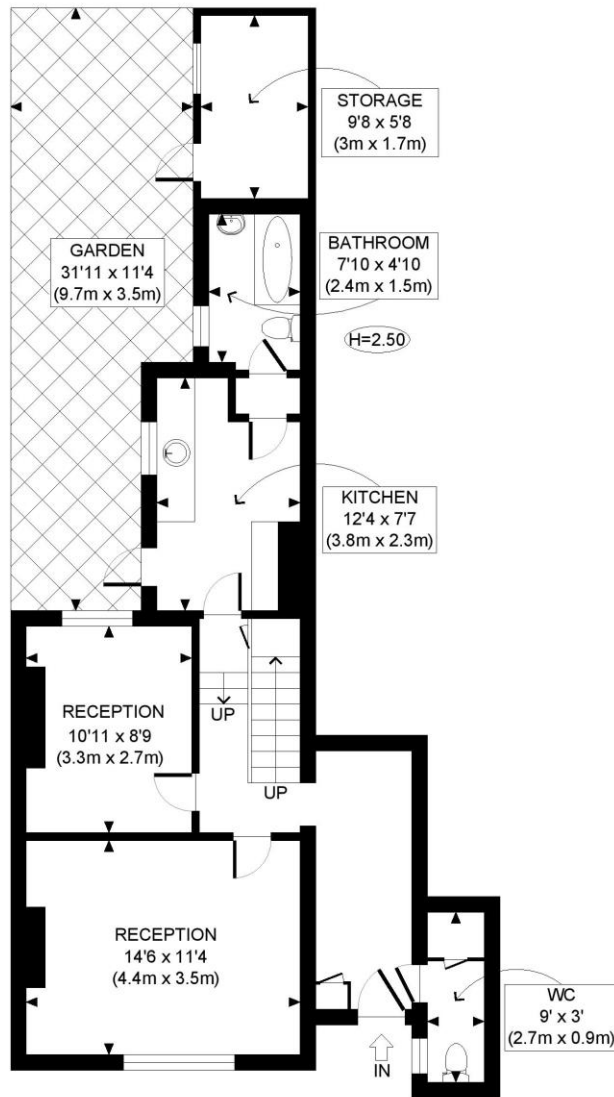
**LOCAL AUTHORITY**  
Hammersmith and Fulham

**TENURE**  
Freehold.

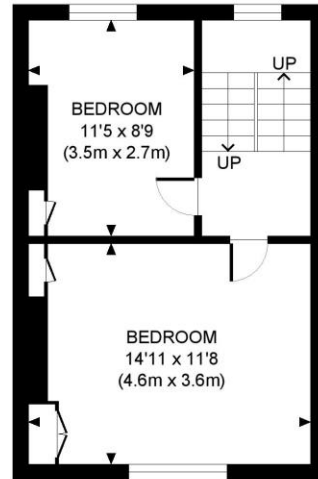
**PRICE:** £1,150,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 351 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 351 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1285 SQ FT/ 119 SQM

**PROPERTY PHOTO PLANS**.COUK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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for every step...

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