



Hammersmith Grove W6



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DOUBLE BEDROOM

RECEPTION

GALLEY KITCHEN

BATHROOM

EPC RATING C 71

COUNCIL TAX BAND E

LEASE LENGTH: 123 YRS APX

SERVICE CHARGE: £1,253 PA APX

GROUND RENT: PEPPERCORN

A truly stunning 1 bedroom apartment which occupies the entire 2nd floor of an imposing and extra-wide Victorian property. The elegant, high-ceilinged, panelled reception is to the front of the property and has a handsome feature fireplace with built-in shelving and dwarf cupboards either side. Carefully chosen antique brass fixtures and fittings add a warm, timeless character that complements the period detailing. The property also benefits from a unique lighting system to create wonderful ambience when required and which can be controlled remotely. The contemporary galley kitchen has integrated Siemens appliances, a deep ceramic sink, a Rangemaster oven and marble countertops. The impressive double bedroom is positioned to the rear of the property and has built-in storage and a desk/vanity area. The exquisite bathroom is located on the half landing and has a rain-shower and a free-standing roll top bath. This tastefully decorated and well-configured apartment has been refurbished to exacting standards throughout, oozes style and can truly be moved into without further expense.

PRICE GUIDE £715,000
LEASEHOLD

SUBJECT TO CONTRACT





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Home Design Specification

Reception

- Original sash windows restored, complemented with antique brass ironmongery
- RGBW infill LED ceiling lighting
- Corston Architectural antique brass sockets, switches, and fittings
- Shaker-style fitted alcove storage units with nesting shelves
- Marble Carrara fireplace surrounds
- Cast iron traditional fireplaces with black polished granite hearths
- Bentley traditional antique brass radiator valves
- Television socket point
- Original wood floorboards treated with clear satin varnish

Kitchen

- In-frame shaker-style tall and base units
- Winchester veneer oak carcasses throughout
- Siemens tall integrated fridge freezers
- Siemens integrated washer dryer
- Rangemaster 5-burner range cooker
- Rangemaster extractor hood
- Quartz 20mm worktop
- Double Belfast ceramic sink bowl
- Antique brass bridge tap
- Tiled flooring
- Worcester boiler

Hallway & Landing

- RGBW infill LED wall lighting
- Corston Architectural antique brass sockets, switches, and fittings
- Original staircase steps, spindles, handrail, and structure
- Cormar Pimlico Stripe Bloomsbury made-to-measure carpet stair runner

General Throughout

- Period Regency skirtings
- Corston Architectural antique brass sockets, switches, and fittings
- Bentley traditional antique brass radiator valves

Bedroom

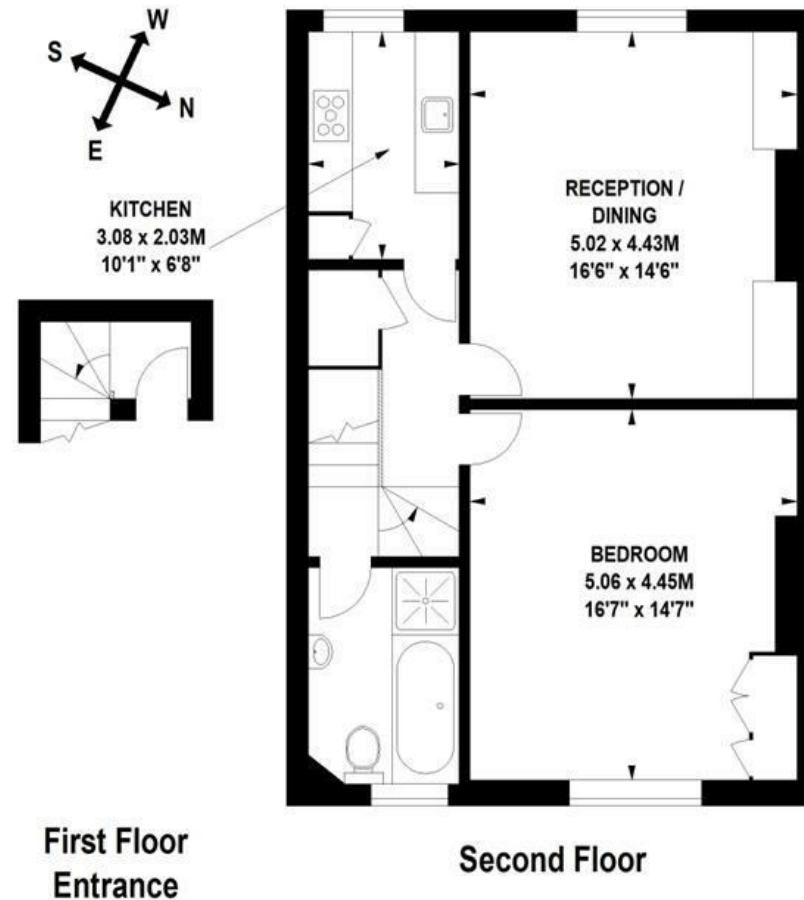
- Egger Winchester veneer oak carcasses throughout
- Original restored sash windows with matching antique brass ironmongery
- Original wood floorboards treated with clear satin varnish
- Corston Architectural antique brass sockets, switches, and fittings
- Shaker-style fitted wardrobe with internal push-open drawers
- Cast iron traditional fireplace with black polished granite hearth
- Marble Carrara fireplace surrounds
- Traditional radiators with antique brass valves

Bathroom

- Antique brass finishes throughout
- Original restored sash window with matching antique brass ironmongery
- Handmade fireplace surround replicated from the original, finished in Farrow & Ball paint with brass detailing trim
- Carrara Grey Herringbone Marble Mosaic natural floor tiles
- Matching Carrara Grey Herringbone Marble Mosaic shower enclosure tiles
- Underfloor heating
- Bordeaux cast iron slipper bath with antique brass standing mixer tap
- Heritage bathroom-ware

Hammersmith Grove, W6

Approximate Gross Internal Area 71 sq m / 764 sq ft



Floor Plan produced for Finlay Brewer by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.