



RUSSELL SIMPSON

Stylish three-bedroom flat with
beautiful south-facing garden in
Brook Green

NETHERWOOD ROAD
BROOK GREEN W14

Netherwood Road

£1,225,000

BEDROOMS 3	INTERNAL 1,208 SQ FT	OUTDOOR 623 SQ FT	COUNCIL Hammersmith & Fulham
BATHROOMS 2	112 SQM	EPC C	COUNCIL TAX E
TENURE Share of freehold	LEASE LENGTH 972 YEARS	GROUND RENT £100 P/Y	SERVICE CHARGE £1,200 P/Y

The Property

Flat with lofty proportions and bright interiors within walking distance of Shepherd's Bush station

The interiors are decorated in an attractive traditional style mixed with modern convenience. It is presented in good condition.





Indoor Spaces

Entering the flat on the raised ground floor, the front hall leads through to a generous drawing room. As well as high ceilings and a wide bay window, this room has enough space for separate dining and seating areas. In addition, south-facing full-length French doors bring in extra light from the garden. This floor also contains a fitted kitchen with stylish units.



The Bedrooms

The lower ground floor features a principal bedroom with an ensuite bathroom and a walk-in wardrobe. This floor contains two more bedrooms, both of them with inbuilt storage space. One bedroom has a French door leading out into the garden, and they share a bathroom.



The Neighbourhood

The property includes a delightful south-east facing garden with planted borders and a paved area for outdoor seating. It can be accessed from a balcony on the raised ground floor.

Netherwood Road is a quiet and pleasant residential street lined with Victorian houses with white dressings for the windows and doors. From here, Shepherd's Bush station is close, and so too the Westfield shopping centre. In addition, the open spaces of Holland Park are within walking distance.

Netherwood Road, W14

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Approximate Internal Area
1,208 sq ft / 112 sq m

Outside Area
624 sq ft / 58 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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