

## Hammersmith Grove, Hammersmith, London, W6

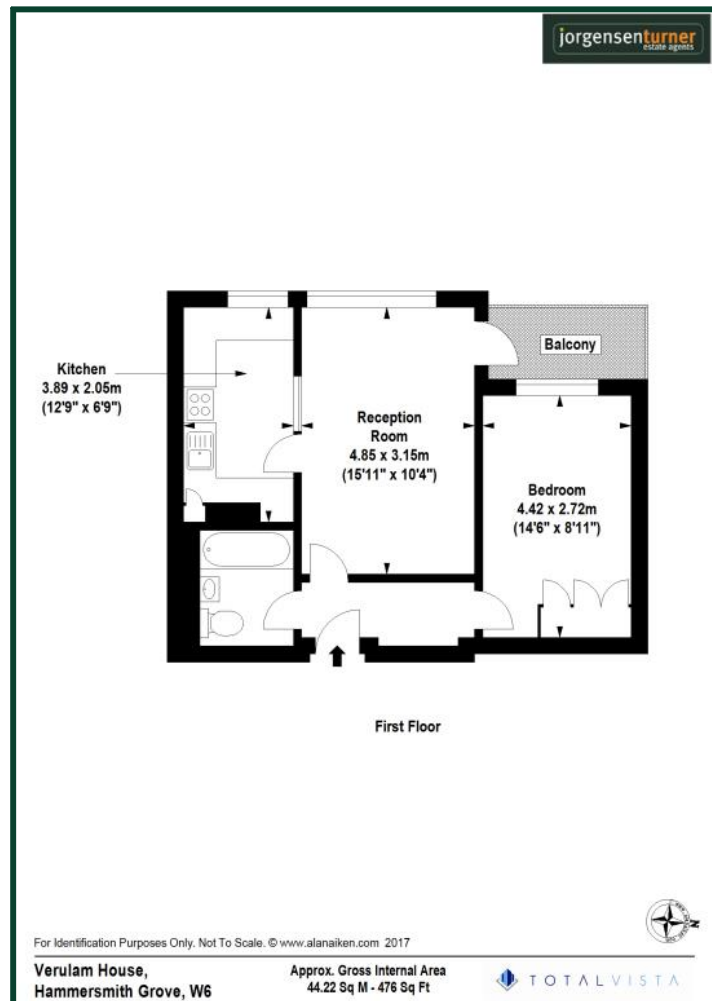


### £325,000 Leasehold

- FIRST FLOOR APARTMENT
- RECENTLY REFURBISHED
- CENTRAL LOCATION
- WALKING DISTANCE TO CENTRAL LINE TUBE
- APPROX 476 SQ FT
- ONE DOUBLE BEDROOM
- HAMMERSMITH AND CITY LINE
- PRIVATE BALCONY

Veralum House is situated on the junction of Hammersmith Grove and Goldhawk Road. The location enables easy access to a multitude of retail stores in the Westfield shopping centre or independent stores along the Goldhawk Road or Brackenbury Village. Transport wise the location is well served by tube stations at Shepherd's Bush (Central line) and Goldhawk Road (Hammersmith & City and Circle Lines), plus numerous local bus routes in to the West End. For the motorist, the location is only a short drive away from the A40 or A4 enabling easy access out to the west of London.

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

**Viewing:** For further information or to arrange a viewing please call us on the numbers below.

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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