



## Brook Green, W6

£3,000,000 Freehold

An unmodernised family house in a prime position on Brook Green.

Currently arranged as 5 flats | Garden | Views over Brook Green | Unmodernised | Council Tax Band tbc | EPC Rating Band tbc

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## LOCATION

Located on the corner of Brook Green and Caithness Road, the house is ideally located for a number of well-regarded schools, both state and private sector. The closest Underground station is Hammersmith, where four lines are on offer, whilst a range of shops, pubs and restaurants are found not only in Brook Green but also Hammersmith and Kensington. Westfield London is only a short distance away, with a vast array of shops, restaurants and other amenities.

## DESCRIPTION

Currently configured as flats, there is scope to extend and convert back to a family house, subject to the usual necessary consents being obtained. The house offers views over Brook Green from rooms situated to the front, whilst rear facing rooms offer views up Caithness Road. The house is currently arranged as four one bedrooms flats and a studio, but once converted would create an exceptional family home.

nb. There is pre-planning advice in place from LBHF to confirm that conversion back to one family house is possible.



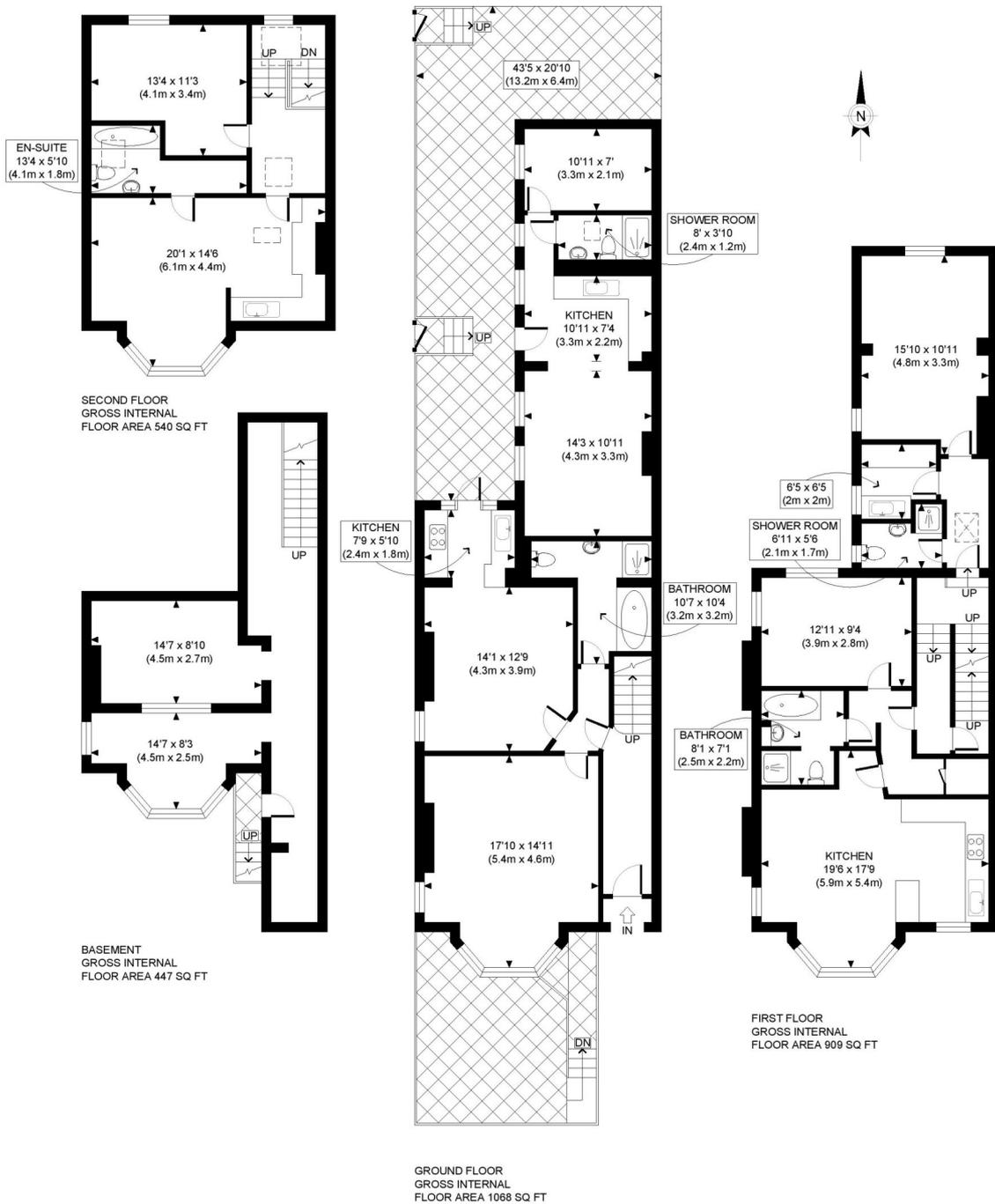


**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Freehold.

**PRICE: £3,000,000 Freehold**





APPROX. GROSS INTERNAL FLOOR AREA: 2964 SQ FT/ 275 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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