



# Gooch House, Glenthorne Road, Hammersmith, W6

Asking Price: £395,000



# Gooch House, Glenthorne Road, Hammersmith, W6

 1 Bedroom  1 Bathroom  Leasehold

Spanning an approximate 557 square feet is this well-presented, one bedroom flat set on the first floor of a contemporary purpose-built block. The living room is dual aspect, bringing in plenty of natural light, and there is a kitchen with sliding doors. The kitchen is a good size with its U-shaped design and includes integrated appliances. The bedroom has built-in wardrobes and floor-to-ceiling windows, creating a bright and airy atmosphere. There is a family bathroom and a storage cupboard at the end of the hallway.

Residents of Gooch House are well placed in easy reach of some excellent amenities, including King Street with its many shops and restaurants, Chiswick High Road, and Ravenscourt Park.

Public transport is also close by with Hammersmith station (Circle, Piccadilly, District and Hammersmith & City Lines).





## Property Features:

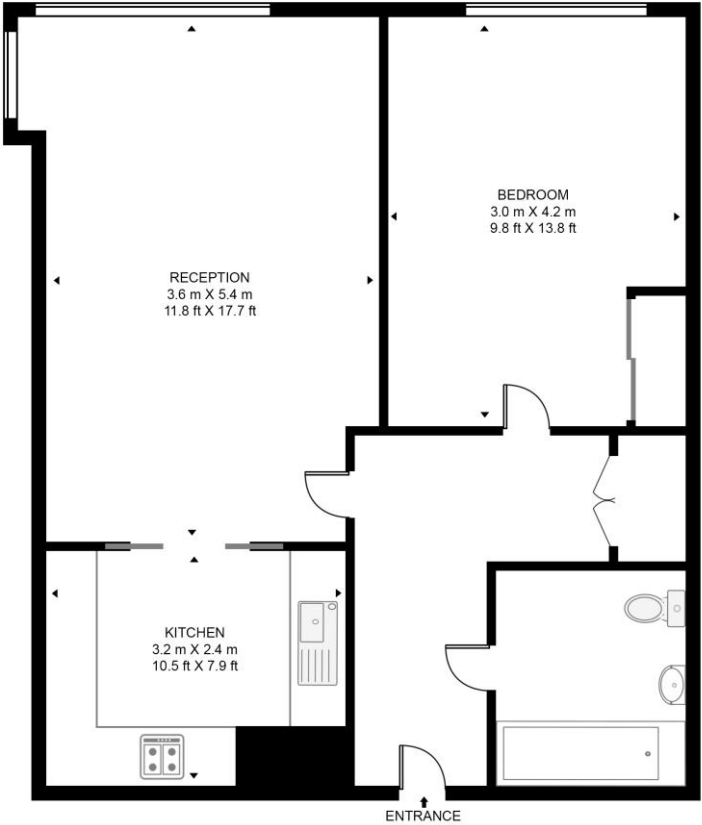
- One Bedroom
- One Bathroom
- Dual Aspect
- 537 Square Feet (Approximately)
- First Floor
- Close to King's Street - Plethora of Shops and Restaurants
- Hammersmith Station - 0.5 Miles
- Ravenscourt Park - 0.4 Miles




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**GOOCH HOUSE, GLENTHORNE ROAD, W6**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 557 SQ.FT (51.8 SQ.M)



FIRST FLOOR

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

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
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## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£395,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 984 Years Remaining
Ground Rent:	£388.00 (per annum) For the year 2025
Service Charge:	£3,300.00 (per annum) For the year 2025
Anticipated Rent:	£2,000.00 pcm Approx. 6.1 % Yield

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN250074

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