



Gooch House, Glenthorne Road, Hammersmith, W6

Asking Price: £425,000

Benham
& Reeves

Gooch House, Glenthorne Road, Hammersmith, W6

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Spanning an approximate 509 square feet is this well-presented, one-bedroom flat set on the third 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, due to its U-shaped design, and features 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 off the hallway.

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

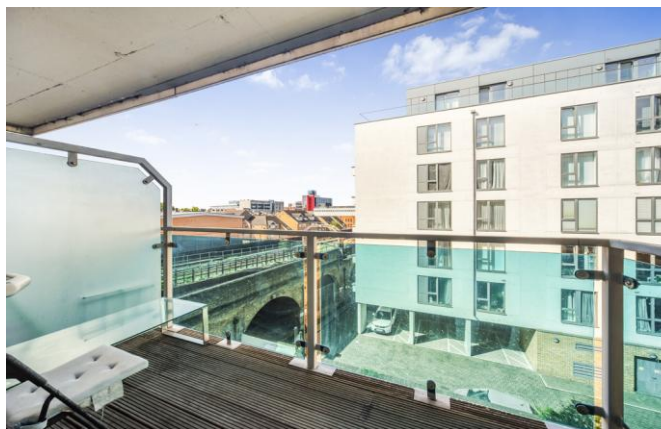
Public transport is also conveniently located nearby, with Hammersmith station (serving Circle, Piccadilly, District, and Hammersmith & City lines).





Property Features:

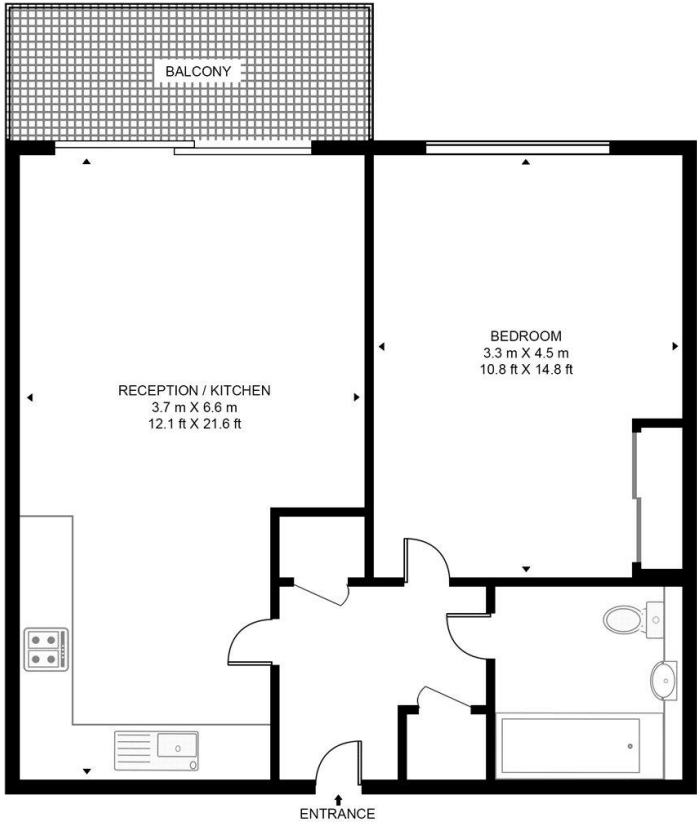
- One Bedroom
- One Bathroom
- 509 Square Feet (Approximately)
- Third Floor
- Close to King's Street - Plethora of Shops and Restaurants
- Hammersmith Station - 0.5 Miles



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GOOCH HOUSE, GLENTHORNE ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA 509 SQ.FT (47.3 SQ.M)



THIRD FLOOR

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		

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.
 WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

Terms & Conditions:

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

Asking Price: £425,000

Tenure: Leasehold
Expires 31/12/3009
Approximately 984 Years Remaining

Ground Rent: £388.00 (per annum)
Review Period: 15 years
Next: 2040
Increased by RPI for the relevant year

Service Charge: £2,489.00 (per annum) for the year 2025

Anticipated Rent: £2,500.00 pcm
Approx. 7.1% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN250166

T: 020 3282 3700

E: hammersmith.sales@benhams.com

W: www.benhams.com

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