



Westworth House, Down Place, Hammersmith, W6

Asking Price: £720,000

 Benham
& Reeves

Westworth House, Down Place, Hammersmith, W6

🏠 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

A wonderfully presented, two bedroom maisonette set in Westworth House. The property has a private south-facing garden which opens into the open-plan living room and kitchen area and includes floor-to-ceiling windows, providing a bright and airy atmosphere. The kitchen includes integrated appliances and an island with additional storage drawers. Upstairs you have two generous bedrooms, both of which include floor-to-ceiling windows and built-in wardrobes. Additionally, you have a three-piece bathroom and a downstairs WC. The property also benefits from a right to park space.

Westworth House is moments away from King Street which offers a wide range of superb shops, bars and restaurants. Furnivall Gardens is also a short stroll away and provides vibrant, green spaces and scenic views of the River Thames.

Transport links are in close proximity with Ravenscourt Park and Hammersmith stations both under half a mile away.



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Property Features:

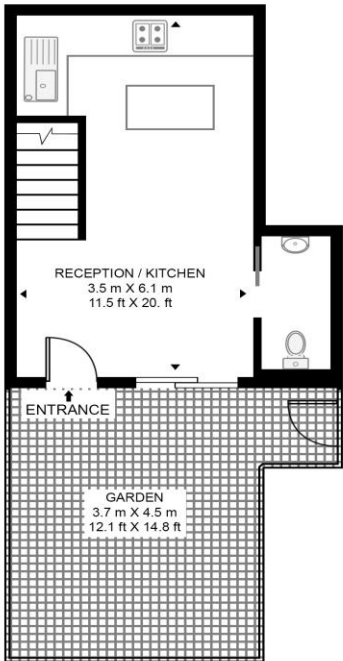
- Two Bedrooms
- 730 Square Feet (Approx.)
- Residential Parking
- Private South-Facing Garden
- Air Conditioning / Water Softener System
- Hammersmith Station (District, Hammersmith & City Line, Piccadilly Line) - 0.4 Miles
- Ravenscourt Park Station (District line) - 0.4 Miles



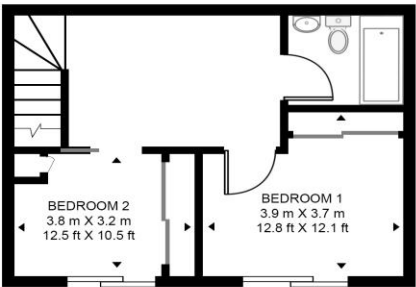
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WESTWORTH HOUSE, 1 DOWN PLACE
APPROXIMATE GROSS INTERNAL FLOOR AREA 730 SQ.FT (67.8 SQ.M)



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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:	£720,000
Tenure:	Leasehold Expires 24/12/3014 Approximately 989 Years Remaining
Ground Rent:	£450.00 (per annum) for the year 2025
Service Charge:	£2,600.00 (per annum) for the year 2025
Anticipated Rent:	£3,000.00 pcm Approx. 5.0 % Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN250050

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W: www.benhams.com

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