



**5 Gooch House, Glenthorne Road
London, W6 0JY
£595,000**

Situated on the ground floor of a modern development, we are delighted to offer a bright and airy two double bedroom garden apartment with two bathrooms and secure parking space. This wonderful garden apartment has floor to ceiling windows in all principal rooms, and high ceilings throughout.

Located within the ever-popular Gooch House, this modern apartment offers two double bedrooms, an en-suite bathroom to the master bedroom, one family bathroom, a large semi open plan living area, contemporary-styled integrated kitchen, good storage space, and a private garden. The property also benefits from one secure parking space within the gated courtyard.

Gooch House is located on Glenthorne Road, just off King Street and minutes from the centre of Hammersmith. The shops and restaurants of King Street and Chiswick High Street are just a short stroll away, and the traditional gastro pubs tucked away in Brackenbury village are also very close by. Within a short bus ride are Londons westfield shopping centre and Kensington High Street.

The development is equidistant from both Ravenscourt Park (0.3 miles, 6 minutes, District Line, zone 2) and Hammersmith station (0.3 miles, 6 miles, District/Piccadilly/Circle/Hammersmith & City Lines, zone 2), and is ideally located for easy access to London's Heathrow airport.

Leasehold - 999 years from 2011

Service charges - 4,310.00 per annum

Ground rent - £350.00



Master Bedroom

18'4" x 10'4" (5.61 x 3.15)



Bedroom 2

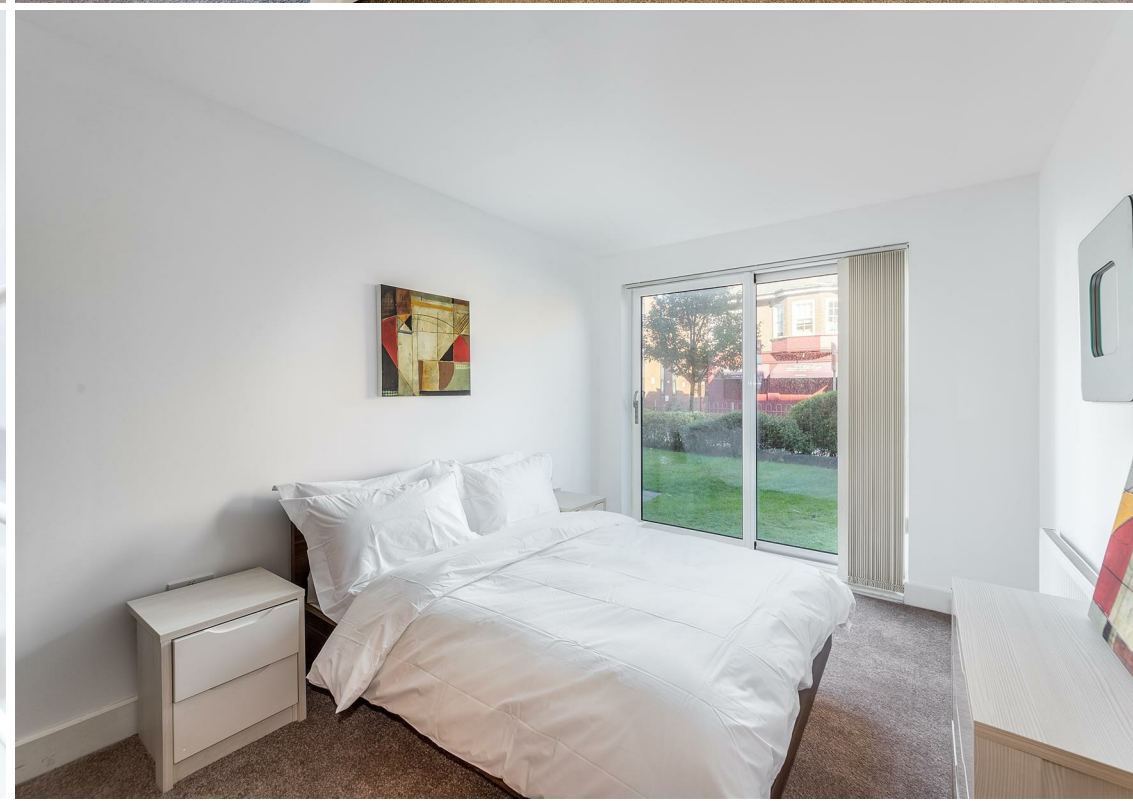
14'6" x 9'3" (4.42 x 2.84)



Reception room

18'6" x 13'1" (5.66 x 3.99)

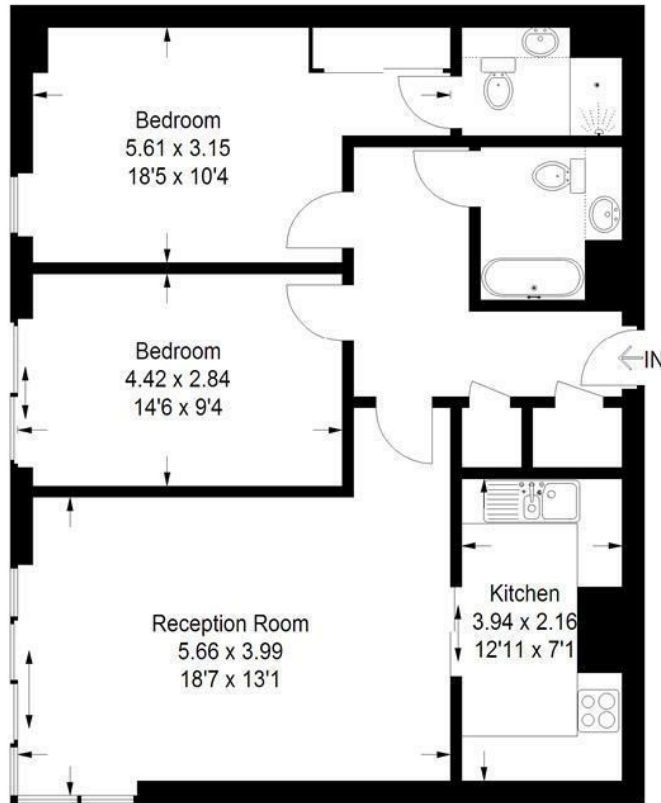






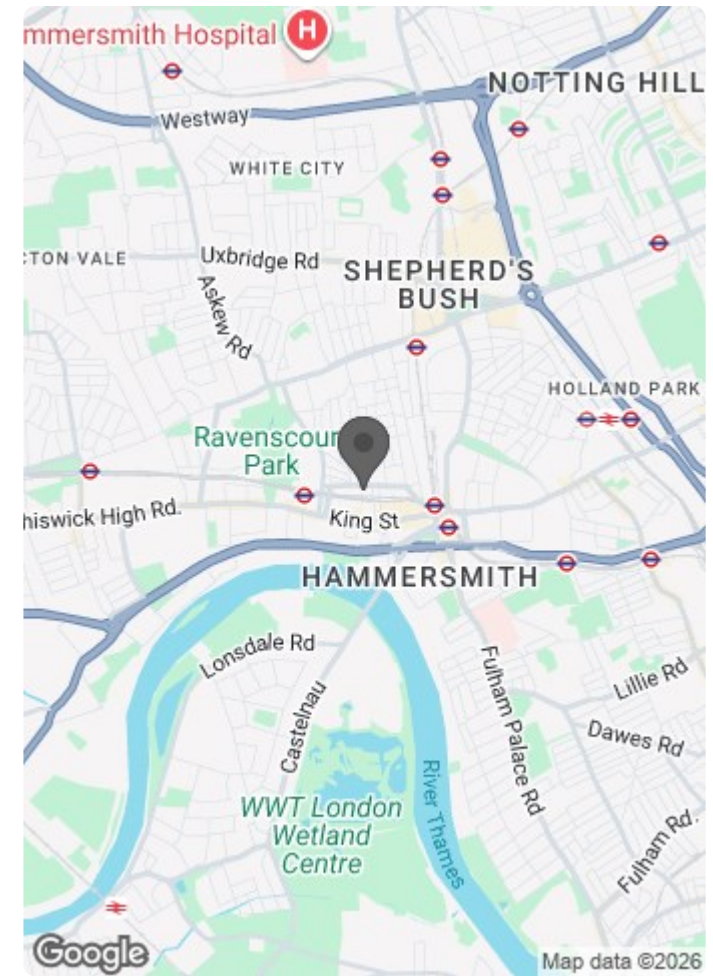
63-75 Glenthorne Road, 5 Gooch House, W6 0JY

Approximate Gross Internal Area = 81.4 sq m / 876 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2015 (ID205164)



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		