



Woodstock Grove, W12

FINLAY  
BREWER

# Woodstock Grove, W12

Bedroom

Reception

Kitchen

Shower Room

EPC Rating E 43

A light and airy one bedroom flat which occupies the second floor of a Victorian building.

The spacious reception has a feature fireplace, picture rail and shelving. The characterful kitchen has wood type flooring and room for a small dining table. This property is flooded with light and has a lovely feel.

**GUIDE: £435,000**  
**LEASEHOLD**

SUBJECT TO CONTRACT

LEASE LENGTH: APX 148 YRS  
BUILDING INSURANCE & ELECTRICITY: £350 PA  
SERVICE CHARGE: 25% OF TOTAL COST, AS & WHEN





**Approximate Gross Internal Area 543 Sq Ft/50 Sq M**



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 63 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 480 SQ FT

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.