



2 Bramber Court, Bramber Road, West Kensington, London W14 9PW

- Ground and first floor accommodation
- Ground and first floor WCs
- South facing windows overlooking secure courtyard
- Open plan and cellular accommodation
- Close to West Brompton, West Kensington & Barons Court tube stations

Accommodation

The property benefits from the following dimensions and Nett Internal Areas (NIA):

Ground Floor	648 Sq.Ft
First Floor	620 Sq.Ft
Total	1,268 Sq.Ft (117.71 Sq.M)

Location

The property is located to the north of Bramber Road a short distance from its junction with North End Road approximately one mile to the south of West Kensington station and one mile to the west of West Brompton station. Other occupiers close by include Normand Croft Community School, Holiday Inn Express Earls Court, Ibis London Earls Court, The Gym Group London and a range of shops, restaurants, café's and bars. Communications are good with access to West Kensington Tube, West Brompton Tube and mainline railway station and Barrons Court Tube providing routes on District Line, Picadilly Line and overground services as well as various bus routes. Just to the north via North End Road is the A4 providing routes east and west with the M4 a short distance west.





Description

This exceptional property comprises a two storey terraced office building; one of four self-contained office units set around a charming, quiet courtyard accessed via secured gate from Bramber Road. The office is of traditional brick and block cavity beneath a pitched concrete tile roof. The property benefits from plenty of natural light.

Internally the property comprises a ground floor entrance lobby with WC, and open plan office accommodation including a kitchenette. First floor provides another WC, further open plan accommodation, and 2 small cellular offices. The property has painted ceilings with spot lights and hanging lights, tiled and laminate flooring, timber framed windows and skylights. Each floor benefits from ceiling-mounted/wall-mounted air conditioning units and gas fired radiators, the gas is currently disconnected. The property is accessed via the courtyard which provides an effective buffer against the noise of the nearby bustling North End Road with its many amenities and easy access to public transport.

Town Planning

The property has previously been used as offices. Interested parties are advised to contact Hammersmith and Fulham London Borough Council.

Rateable Value

The property appears in the Valuation List with a Rateable Value of £26,850.

Asking Price

The Freehold is available at an asking price of £775,000

VAT

The property is not subject to VAT.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

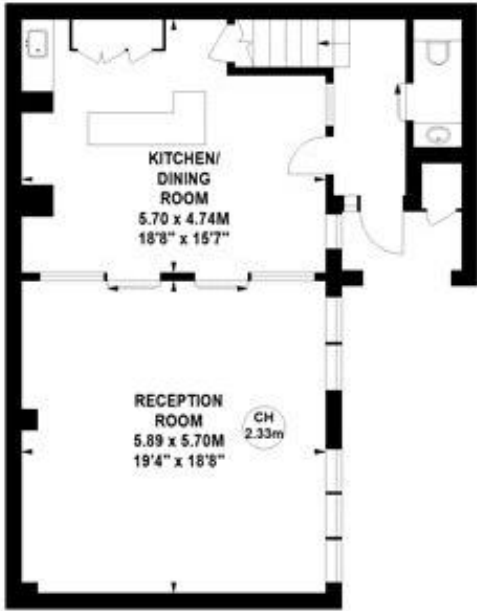
EPC

The property has an EPC with a rating of D88.

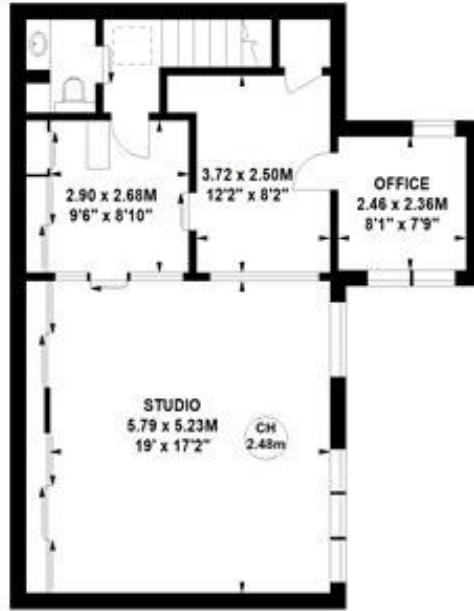
Approximate Gross Internal Area
136.47 sq m / 1469 sq ft



Key:
CH - Ceiling Height

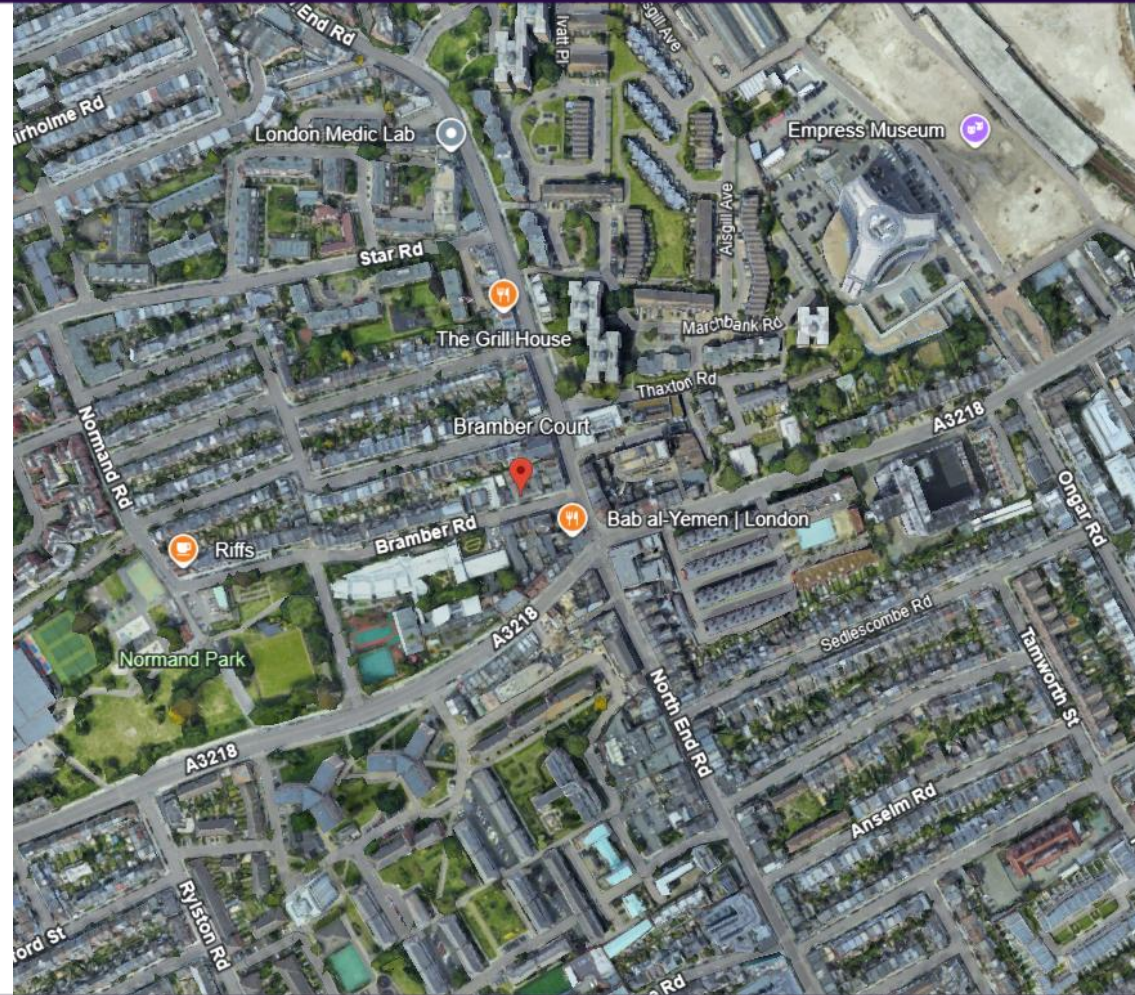


Ground Floor



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



Maria Newman
m.newman@whybrow.net
01206 577667



Charntelle Goodyear
Charntelle_goodyear@whybrow.net
01206 577667

01206 577667 | info@whybrow.net | whybrow.net

Misrepresentation Act 1967

Whybrow & Dodds Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Whybrow & Dodds Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295