

# JOHN D WOOD & CO.

## LAMB BREWERY STUDIOS CHURCH STREET, LONDON, W4



SPLIT LEVEL WAREHOUSE STYLE APARTMENT,  
THREE BEDROOMS, BATHROOM, TWO SHOWER ROOMS (1 EN SUITE),  
RECEPTION ROOM, KITCHEN,  
ALLOCATED PARKING SPACE.

GUIDE PRICE £1,750,000

LEASEHOLD

A stunning warehouse style apartment arranged over two floors and set within the newly converted Lamb Brewery. This mews development has a wonderful cobbled yard and is surrounded by a cluster of Victorian buildings. This first and second floor apartment offers approximately 1,760 sq. ft. of contemporary living space comprising of a reception room, fully fitted kitchen, two bedrooms and en suite shower room on the first floor with a further bedroom, shower room and bathroom on the second floor. The property benefits from an abundance of storage space and an allocated parking space. Lamb Brewery is convenient for the River Thames and Chiswick Mall, Turnham Green Tube station is a 10 minute walk and the A4/M4/M3 are all within very easy reach.



## FIRST FLOOR

**RECEPTION ROOM** Wood flooring, radiators, windows running full length of the room.

**KITCHEN** A range of fully fitted wall and base units, work surfaces, inset sink unit with mixer tap and drainer, inset hob with extractor hood above, built-in appliances, wood flooring, spotlights, stairs up to reception room.

**BEDROOM 1** Fully carpeted, radiators, spotlights, windows, door to en suite.

**EN SUITE SHOWER ROOM** Fully tiled walk-in shower, WC, wash hand basin with mixer tap, heated towel rail, tiled floor, window.

**SHOWER ROOM** Fully tiled walk-in shower, WC, wash hand basin with mixer tap, heated towel rail, tiled floor, window.

**BEDROOM 2** Fully carpeted, radiators, spotlights, windows.

## SECOND FLOOR

**BEDROOM 3** Fully carpeted, radiators, spotlights, windows.

**BATHROOM** Tiled enclosed bath with mixer tap and shower attachment, WC, wash hand basin with mixer tap, tiled floor.



**LEASEHOLD**

**Guide Price £1,750,000**

Subject to contract

Local Authority: London Borough of Hounslow

Tenure: Leasehold

Reference: CWK150417

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Lamb Brewery Development, W4**

Approximate Gross Internal Area  
163.48 sq m / 1,760 sq ft

( CH = Ceiling Heights )

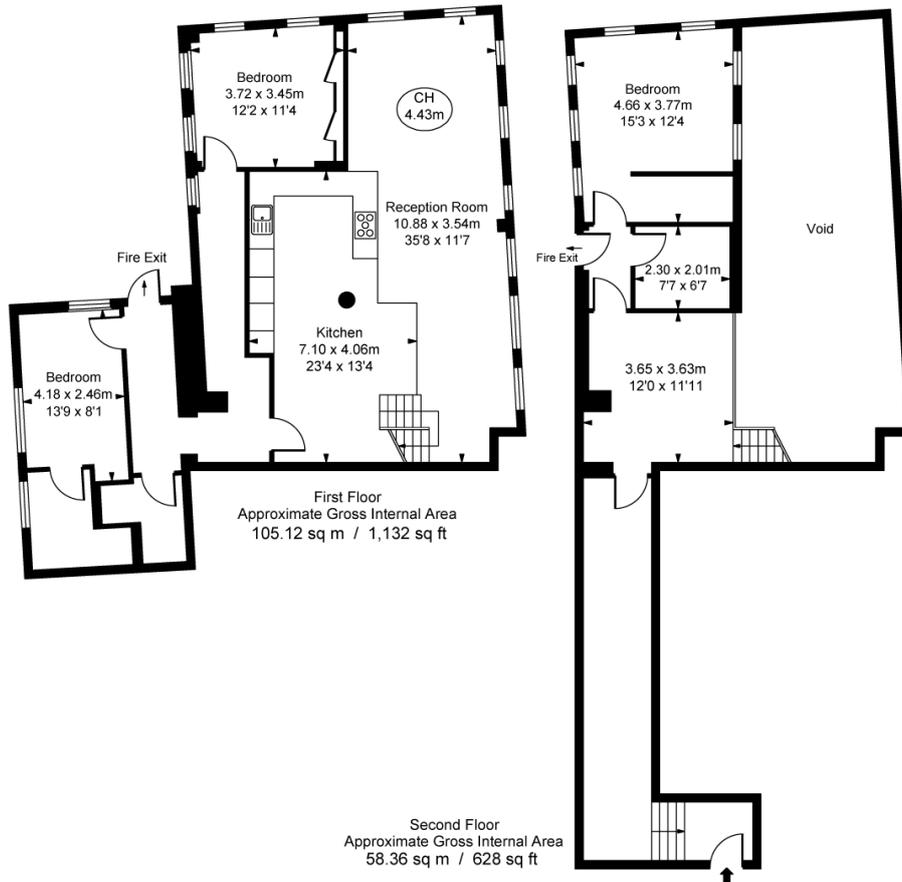


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ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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