



Television Centre, Wood Lane, W12



## Television Centre, Wood Lane, W12

An exceptional one-bedroom flat on the third floor with a large balcony, in this iconic West London development.

This contemporary third floor apartment consists of a large, open-plan reception room, a wonderful fitted kitchen/dining room, a double bedroom which has a separate dressing area and a stylish en suite bathroom. The extensive residents' amenities include 24-hour concierge, residents' lounge, cinema room, a gym by Soho House Health Club and private gardens.

The Television Centre is perfectly located near various underground stations such as White City, Wood Lane and Shepherds Bush and is further served by excellent overground, bus and road routes into the West End and Canary Wharf.

Kitchen/reception room | Double bedroom  
Bathroom | Balcony | Lift | 24-hour concierge  
Gym membership to Soho House Health Club  
EPC Rating B

### Terms

**Tenure:** Leasehold. 975 years from 29/9/2017

**Service Charge:** Approximately £9.43 per sqft

**Local Authority:** London Borough of Hammersmith and Fulham

**Price:** £695,000

**Agents note:** the vendor of this property is an employee of (or a relative of, or an associate of an employee of) Strutt & Parker

### Notting Hill

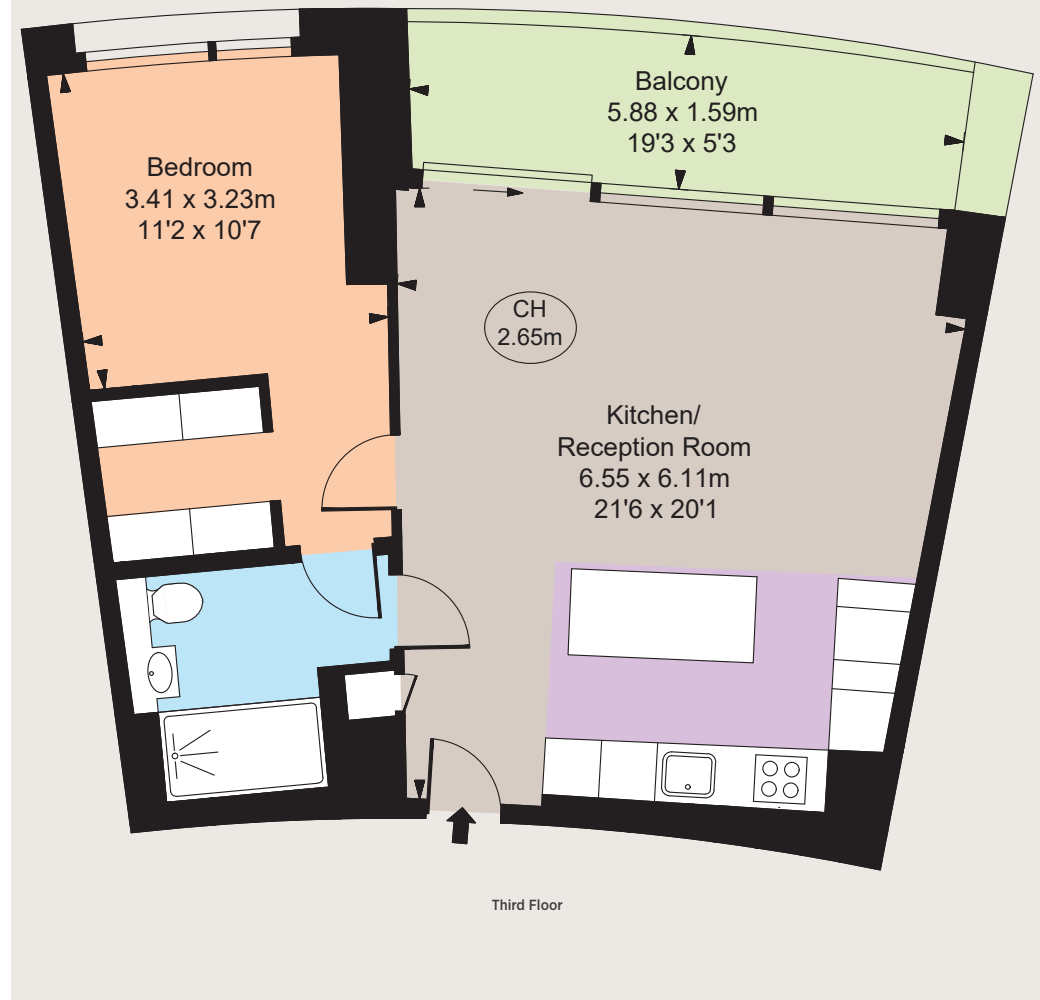
303 Westbourne Grove, London, W11 2QA

**020 7221 1111**

nottinghill@struttandparker.com



Approximate gross internal area 660 sq ft (61.34 sq m)  
For identification purposes only.



#### IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2021. Particulars prepared April 2021 Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.