



For the finer things in property.



## The Television Centre, Wood Lane, W12

An immaculate one-bedroom apartment on the fourth floor of the iconic BBC recording studios development.

This well-presented flat has a wonderful reception room with an abundance of natural light. The double bedroom features a walk-in wardrobe and an en-suite shower room. The flat benefits from lift access, 24 hour concierge, residents lounge, screening room and meeting room. There is a 2,200sqm gym with a luxury spa and 17m swimming pool.

The Television Centre is perfectly located close to White City, Wood Lane and Shepherds Bush underground stations and is further served by excellent over ground, bus and road routes into the West End and Canary Wharf.

Kitchen | Reception room | Bedroom | Shower room | Lift | 24-hour concierge | Gym membership to Soho House Health Club EPC rating B

## Terms

Tenure: Leasehold. 975 years from 29/09/2017 Service Charge: approximately £6,000 per annum Ground Rent: £450 per annum Council Tax: Band E Local Authority: The London Borough of Hammersmith and Fulham Price: £675,000 Subject to Contract

303 Westbourne Grove, London, W11 2QA

020 7221 1111

nottinghill@struttandparker.com struttandparker.com







## 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 of ract all measurements into any contract on behalf of the Vendor. 4. Strutt & Parker does not have any authority to give any representations proverving the parker does not have ends 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for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5.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 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 August 2022. Particulars prepared Algust 2022. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UL Limited.





Over 45 offices across England and Scotland, including Prime Central London

For the finer things in property.





Gross Internal Area 591 sq ft (54.90 sq m) For identification purposes only.