











🛏 1 Bedrooms | 🛋 1 Receptions | 🚿 1 Bathrooms | 📊 EPC Current C

Helliwell & Co is proud to present this beautiful ground floor flat in a prestigious, leafy development in W3.

Set within a well-maintained purpose-built block, this luminous and expansive property sits neatly at the serene rear corner of the building, and briefly comprises hallway with storage aplenty, generous double bedroom, modern bathroom, semi-separate well-equipped kitchen and a gorgeous dining and lounge area, with French doors leading out to a totally secluded patio and beautiful gardens. Further benefits include off-street parking and attractive wooden flooring.

Beechwood Grove itself is peaceful and tranquil, but benefits from an abundance of amenities, including easy access to the Central Line, Elizabeth Line / Crossrail and Overground, beautiful parks, the luxurious David Lloyd club and a host of boutiques, coffee houses, restaurants and bars on Churchfield Road and beyond.

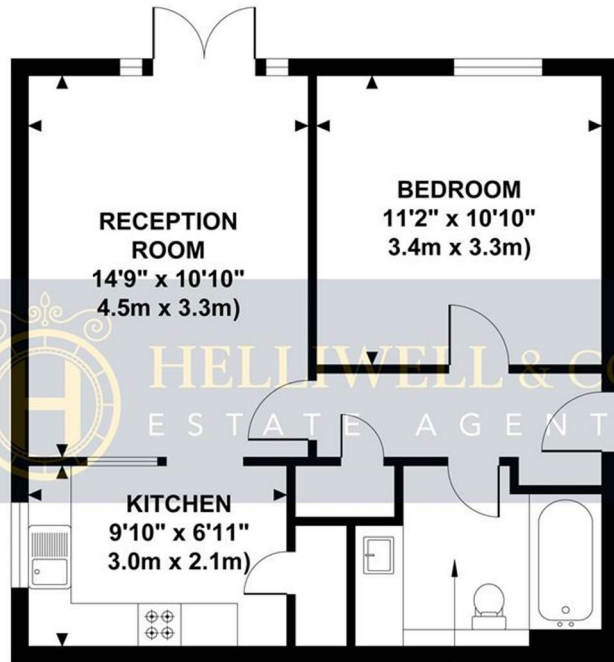


- Beautiful Ground Floor Flat
- Impressive Natural Light
- Secluded Patio and Garden
- Ground Rent: £210 (Review N/A)
- Council Tax Band: D
- Circa 500 SQ FT
- Off Street Parking
- Leasehold: 87 Years
- Service Charge: £2,144 (Review: Annual)



**BEECHWOOD GROVE**

Approximate Gross Internal Area  
481 sq ft / 44.70 sq m



**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 481 SQ FT**



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.