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WOOD CRESCENT, WOOD LANE, W12 7GP

£1,000,000

Stylish modern 2-bedroom apartment with premium amenities in the heart of White City, moments from Wood Lane and White City stations.

Located on the 3rd floor this South-West facing 2-bedroom, 2-bathroom home offers contemporary living in one of London's most vibrant regeneration zones. The apartment is finished to a high specification, featuring underfloor heating, comfort cooling, and integrated modern appliances. The open-plan living area is bright and spacious, complemented by floor-to-ceiling windows and thoughtfully designed storage throughout.

The apartment enjoys stunning views over landscaped communal gardens and the wider city skyline, creating a peaceful retreat above the city.

Residents benefit from exclusive access to a 24-hour concierge service, private residents' gym, and a roof terrace with far-reaching city views—ideal for relaxing or hosting guests.

The property is perfectly positioned near Westfield London, with a wealth of shopping, dining and entertainment options on your doorstep. Excellent transport links with Wood Lane (Circle & Hammersmith & City lines) and White City (Central line) stations just a short walk away, providing fast connections to the West End and City.

The apartment is offered at £1,000,000, leasehold, with approximately 995 years remaining. Estimated service charge and ground rent: £6,000 per annum, covering:

Estate management

Maintenance of communal areas

24-hour concierge services

Residents' gym

External window cleaning

Comfort cooling system servicing

CCTV security and fire safety provisions

7 years remaining on NHBC new build warranty

Council Tax Band: F (Hammersmith & Fulham Council)

FLOOR:3

GROUD RENT: 600

SERVICE CHARGE:7112



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Approximate total area⁽¹⁾
835.60 ft²
77.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	87	
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.