

## Uxbridge Road, Shepherd's Bush, W12

£475,000 Leasehold

A charming two bedroom flat on the raised ground floor of an imposing double fronted Victorian house.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | 612 Sq Ft / 57 Sq M | Council Tax Band D |  
EPC Rating Band D

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## LOCATION

The property is located on the corner of Uxbridge Road and Askew Crescent, moments from The Princess Victoria gastropub. Also close to Askew Road where numerous restaurants, pubs and coffee shops can be found, as well as an array of shops such as The Ginger Pig, Askew Wine and Gail's Bakery. Shepherd's Bush offers not only Westfield London shopping centre, but also an abundance of independent bars, restaurants and an internationally famous music venue, as well as outstanding transport links.

## DESCRIPTION

Offered in good order throughout, the property benefits from accommodation comprising of entrance hall, reception room, kitchen, two bedrooms and bathroom. The property further benefits from excellent ceiling height and good natural light. An ideal first time buy.





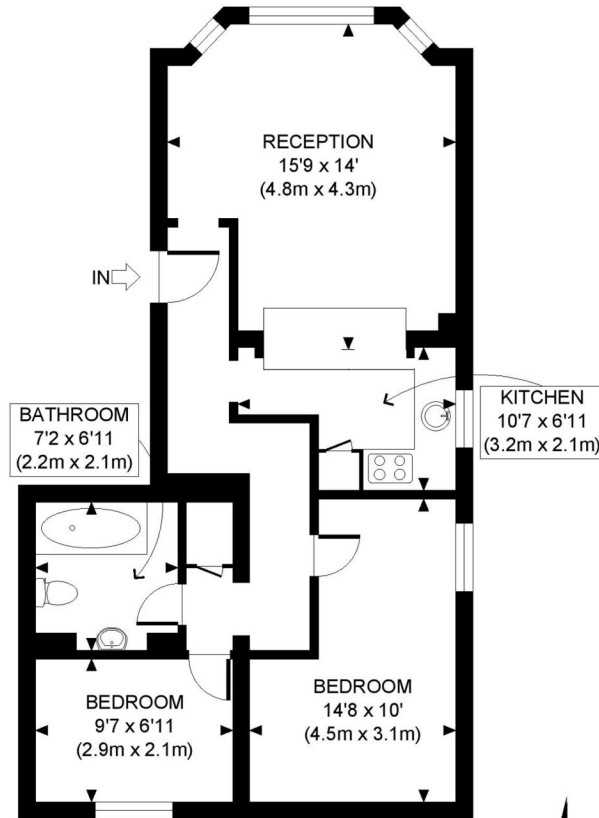
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold.

**PRICE:** £475,000 Leasehold



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>		74
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



RAISED GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 612 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 612 SQ FT/ 57 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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for every step...

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