





Coningham Road, London, W12

£385,000 Leasehold

A bright and spacious two-bedroom apartment, set on the top floor of an attractive period conversion. Sold with a long lease and no onward chain.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | 608 Sq Ft / 56.5 Sq M | Council Tax Band D | EPC Rating Band C

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LOCATION

Coningham Road is a popular residential street in Shepherd's Bush, ideally positioned for the excellent selection of shops, restaurants and amenities along Uxbridge Road and within easy reach of Westfield London. Transport links are excellent, with Shepherd's Bush Market, Goldhawk Road and Shepherd's Bush stations all within convenient reach, providing access to the Hammersmith & City, Circle, Central and Overground lines.



DESCRIPTION

Presented to the market in good condition is this spacious two bedroom flat. The property offers a generous reception room with ample space for both living and dining areas, a separate fitted kitchen, two bedrooms and a shower room. The apartment benefits from excellent natural light throughout, good storage and a practical layout.

Lease: 189 years from 24 March 1987
Service Charge: Nil (£1,220 pa for Insurance, renewing in May 2027)
Ground Rent: £400 pa









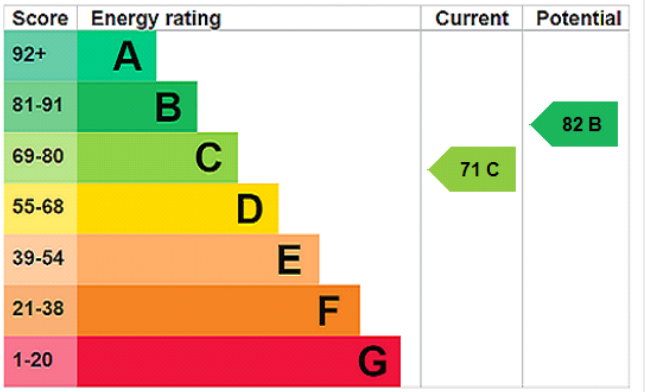


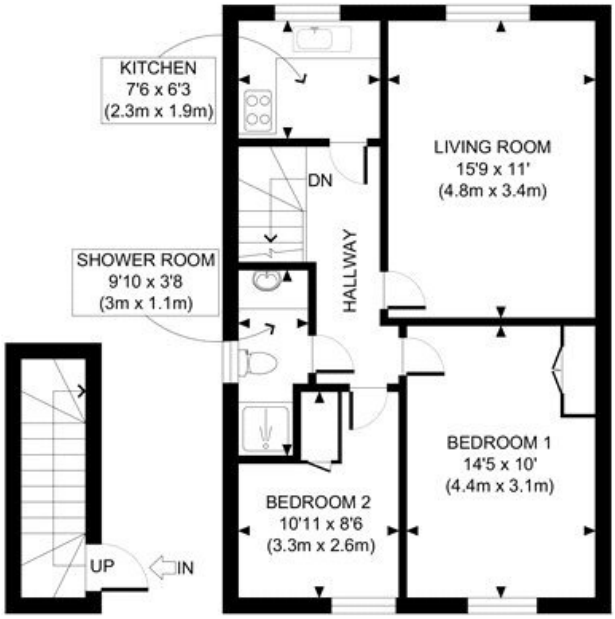
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold 149 years 4 months.

PRICE: **£385,000 Leasehold**







GROSS INTERNAL FLOOR AREA 43 SQ FT

GROSS INTERNAL FLOOR AREA 579 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 622 SQ FT/ 58 SQM

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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.

PROPERTY PHOTO PLANS

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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