



Shepherd's Bush Road, London, W6

£675,000 Leasehold

A well presented two bedroom, two bathroom flat with private garden set within a mid-terrace Victorian house.

Reception Room | Open Plan Kitchen | 2 Bedrooms | 2 En Suite Bathroom | Utility Room | Garden |
794 Sq Ft / 74 Sq M | Council Tax Band E | EPC Rating Band C

Winkworth

winkworth.co.uk

for every step...



LOCATION

The property is opposite the junction with Dewhurst Road and Shepherds Bush Road, within easy reach of Brook Green's excellent amenities, including some superb pubs, shops, cafés and restaurants. A further wider range of amenities are on offer at Westfield London, whilst the closest Underground stations are located at Hammersmith and Shepherds Bush, where London Overground services are also on offer.

DESCRIPTION

The property is offered in good order throughout, with accommodation comprising entrance hall with understairs storage area, two bedrooms, two en-suite bathrooms, kitchen and reception room with French doors which lead to an attractive west facing private garden.

Lease: 125 years from 24 June 2013

Service Charge: £633.73 pa (including Building Insurance)

Ground Rent: £10 pa





LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold 112 years .

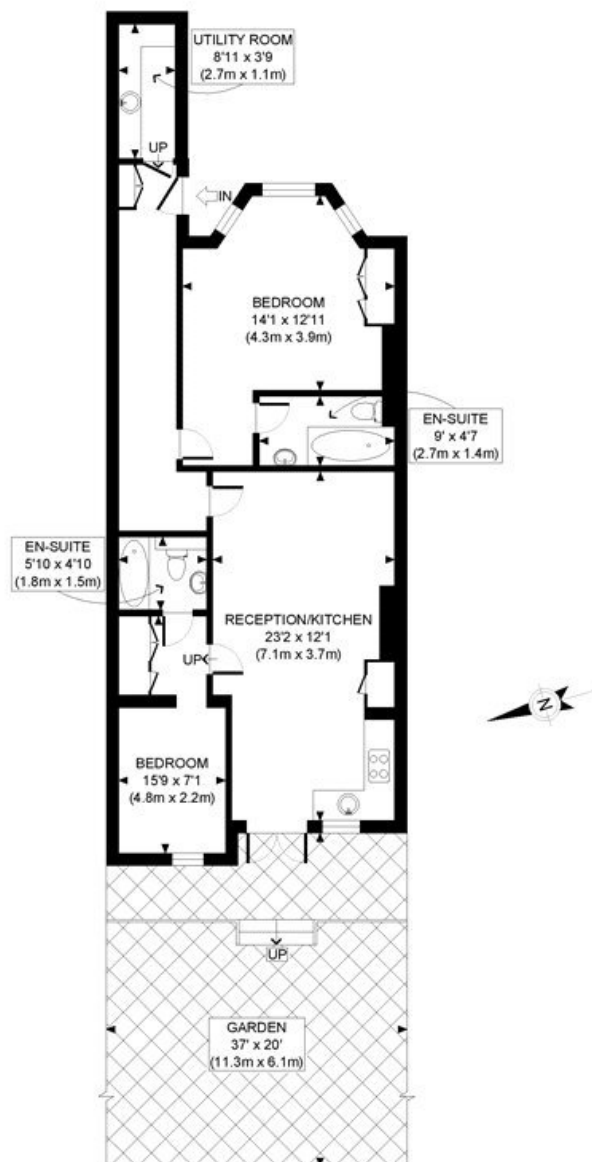
PRICE: £675,000 Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Scan for webpage



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 794 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 794 SQ FT/ 74 SQM

Winkworth

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 WAY TO THE PROPERTY

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.

Hammersmith | 0207 371 4466 | hammersmith@winkworth.co.uk

Winkworth

for every step...

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.