





Ellerslie Road, London, W12

£440,000 Share of Freehold

A beautifully presented one-bedroom flat with a south-facing private garden. Sold with no onward chain.

Reception Room | Open Plan Kitchen | Bedroom | Shower Room | Garden | 561 Sq Ft / 52 Sq M | Council Tax Band D | EPC Rating Band D

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LOCATION

Ellerslie Road is ideally located for the diverse array of amenities on offer in Shepherd's Bush, including live music venues and theatre, numerous pubs, bar and restaurants, as well as Westfield London shopping centre. A range of public transport options are close to hand including both Central Line Underground and London Overground services at Shepherds Bush. Hammersmith & City and Circle Line routes are also found at Shepherds Bush market.



DESCRIPTION

A delightful one bedroom garden flat on this popular treelined road. The property comprises a bright and spacious open plan reception room and kitchen with direct access to a private south-facing garden. There is a double bedroom with built-in cupboards as well as a separate modern bathroom. The property also benefits from ample storage space, a share of freehold and is sold with no onward chain.



Service Charge: N/A
Ground Rent: N/A



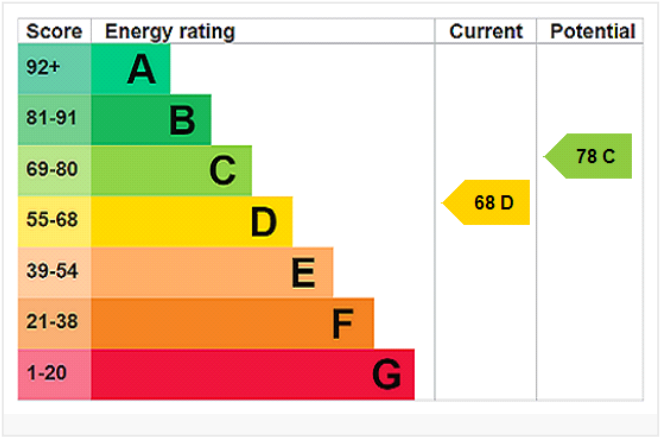




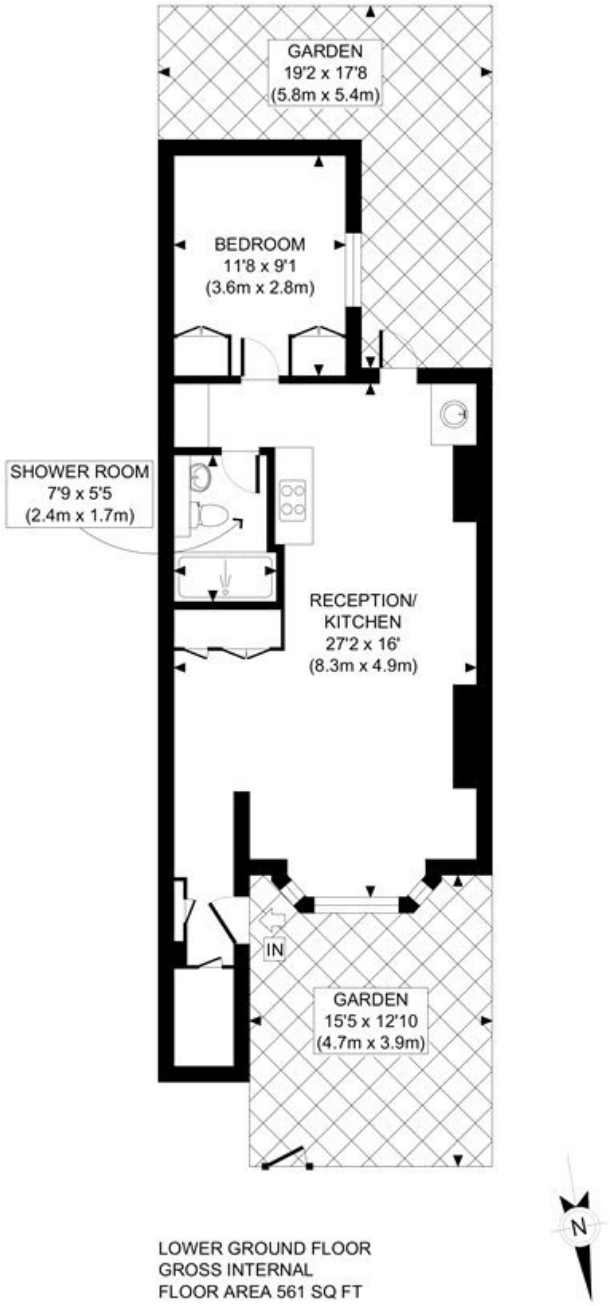
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold.

PRICE: **£440,000 Share of Freehold**



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LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 561 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 561 SQ FT/ 52 SQM

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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.

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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.

Shepherds Bush | **020 8735 3266** | shepherdsbush@winkworth.co.uk

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