





Devonport Road, London, W12

£575,000 Share of Freehold

A very well presented and spacious two-bedroom flat with a lovely west-facing private garden.

Reception Room | Kitchen | Dining Room | 2 Bedrooms | Bathroom | Garden | 779 Sq Ft / 72 Sq M | Council Tax Band D | EPC Rating Band D

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LOCATION

Devonport Road is moments from the amenities of Shepherd's Bush, with its wonderful array of independent restaurants, bars and Westfield Shopping Centre. The transport connections of Shepherd's Bush Market Underground station (Hammersmith & City and Circle Lines), Goldhawk Road (Hammersmith & City and Circle Underground lines) and Shepherds Bush (Central Underground line and London Overground lines) are all nearby.



DESCRIPTION

Presented to the market in very good condition is this lovely two-bedroom garden flat.

The property benefits from its own private entrance and comprises a very bright and spacious reception room, separate kitchen and dining room to the back of the property. The dining room gives direct access to a wonderful west-facing private garden.

There are two bedrooms with the main bedroom benefitting from a bay window and built-in wardrobes, there is also a separate family bathroom. The property further benefits from a share of freehold.



Lease: 94 years remaining (125 years from 25 June 1995)
Service Charge: tbc
Ground Rent: £200 pa







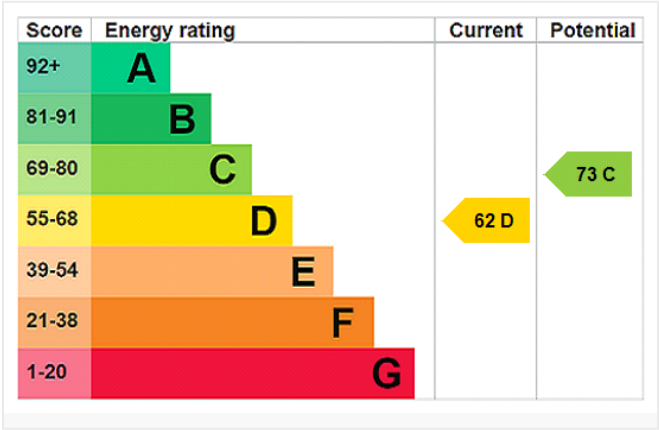


LOCAL AUTHORITY
Hammersmith & Fulham

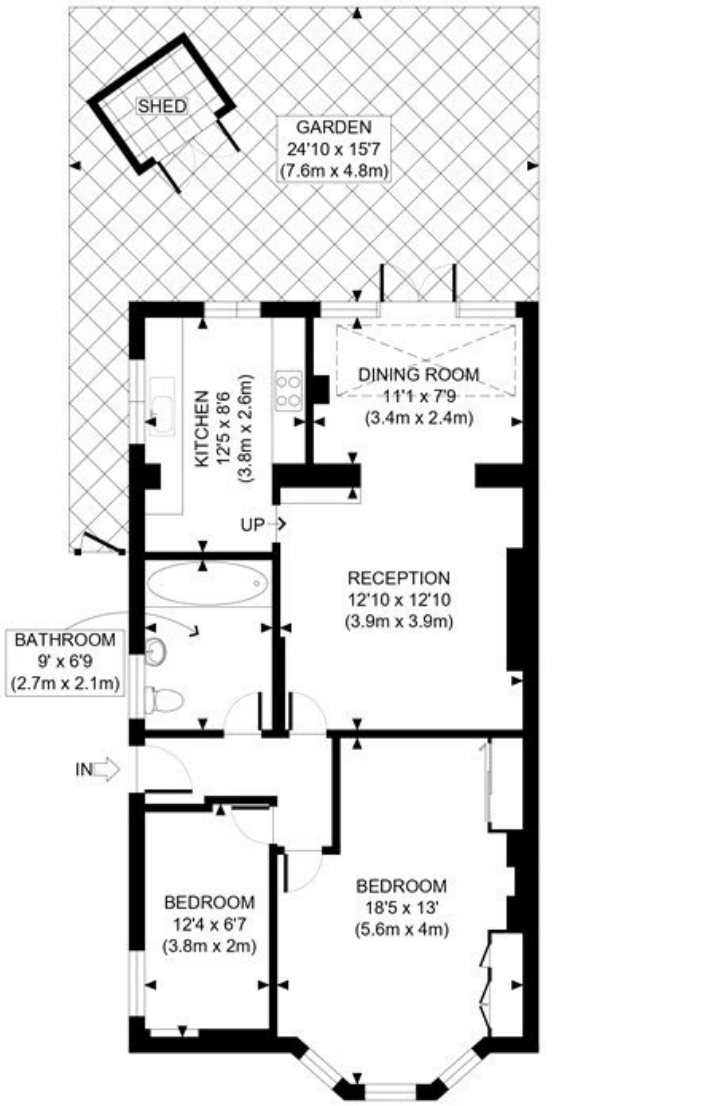
TENURE
Share of Freehold 93 years 7 months.

PRICE: **£575,000 Share of Freehold**





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LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 779 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 779 SQ FT/ 72 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.COM

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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