

## Warbeck Road, W12

£475,000 Leasehold

A beautifully presented, spacious and stylish one bedroom garden flat on one of the area's most sought after roads.

Reception Room | Kitchen | Bedroom | Bathroom | Garden | 700 Sq Ft / 65 Sq M | Council Tax Band D | EPC Rating Band E

**Winkworth**





## LOCATION

Warbeck Road is situated to the south of the Uxbridge Road in what is known as the 'golden triangle' area of Shepherds Bush. In close proximity to Shepherds Bush green, the Westfield shopping complex and the areas multiple transport links.

## DESCRIPTION

A substantial one bedroom garden flat in an attractive Victorian property. Located on one of the most desirable roads in Shepherds Bush this is a wonderful flat with a delightful garden. Bigger than many two beds this is a fabulous flat for those who like to entertain. The accommodation comprises a sizable double bedroom, a wonderful light drenched reception room, a separate kitchen and a well-appointed bathroom. The property further benefits from no onward chain and a pretty West facing garden.







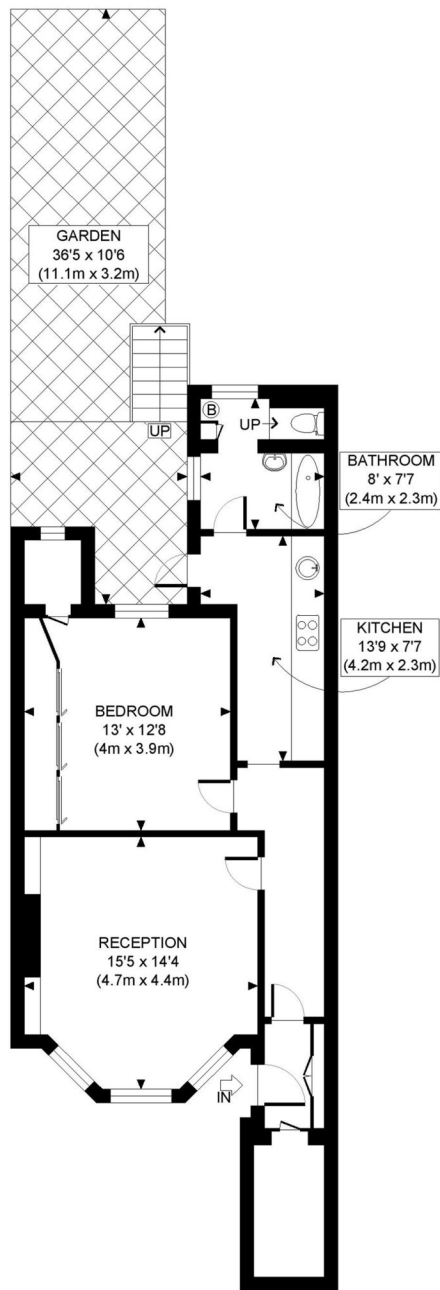
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**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>                            |                            | 72        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 42                         |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>2002/91/EC |           |



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 700 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 700 SQ FT/ 65 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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# Winkworth

for every step...

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