



Warbeck Road, London, W12

£475,000 Leasehold

A stunning, fully refurbished one double bedroom flat with an additional bright bonus room, ideal for use as a home office.

Reception Room | Open Plan Kitchen | Bedroom | Bathroom | Study Room | 497 Sq Ft / 46 Sq M | Council Tax Band C | EPC Rating Band D

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LOCATION

Warbeck Road runs south from Uxbridge Road and is ideal for the numerous amenities on offer in Shepherds Bush, as well as those in Brackenbury Village. Amenities include a multitude of independent shops and restaurants, an internationally acclaimed music venue and Westfield London shopping centre. The nearest Underground stations are Goldhawk Road, Shepherds Bush Market and Shepherds Bush, where both Central Line and London Overground services are on offer.

DESCRIPTION

A stunning, fully refurbished flat on the first floor of a lovely period property.

The flat has been completely renovated throughout to an excellent standard and comprises open plan/kitchen reception room, double bedroom and shower room.

There is also an additional room on the half-landing of the communal hallway which is part of the property and is ideal for use as a home-office.

The flat is sold with a newly extended lease and has no onward chain.

Leasehold - 124 years 11 month

SC - £1075 p.a

GR - Peppercorn

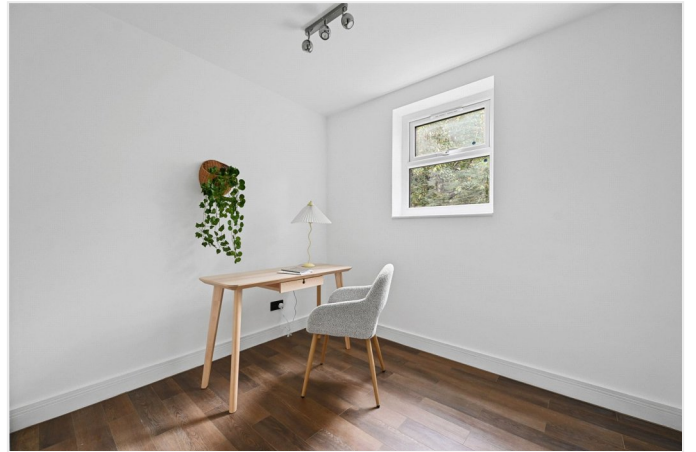




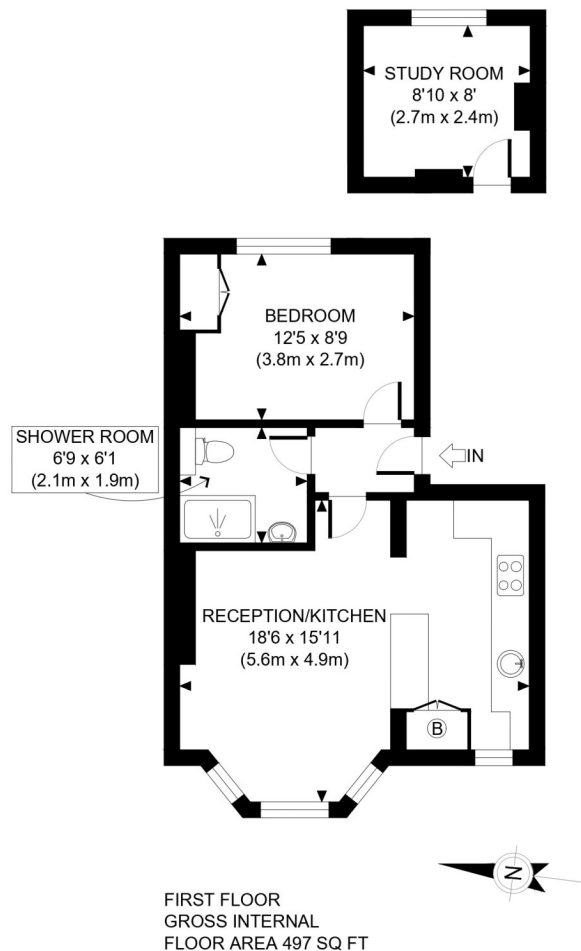
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold 124 years 11 months.

PRICE: £475,000 Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA: 497 SQ FT/ 46 SQM

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WARBECK ROAD, W12

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

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