



Warbeck Road, London, W12

£435,000 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

Winkworth

winkworth.co.uk

for every step...



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





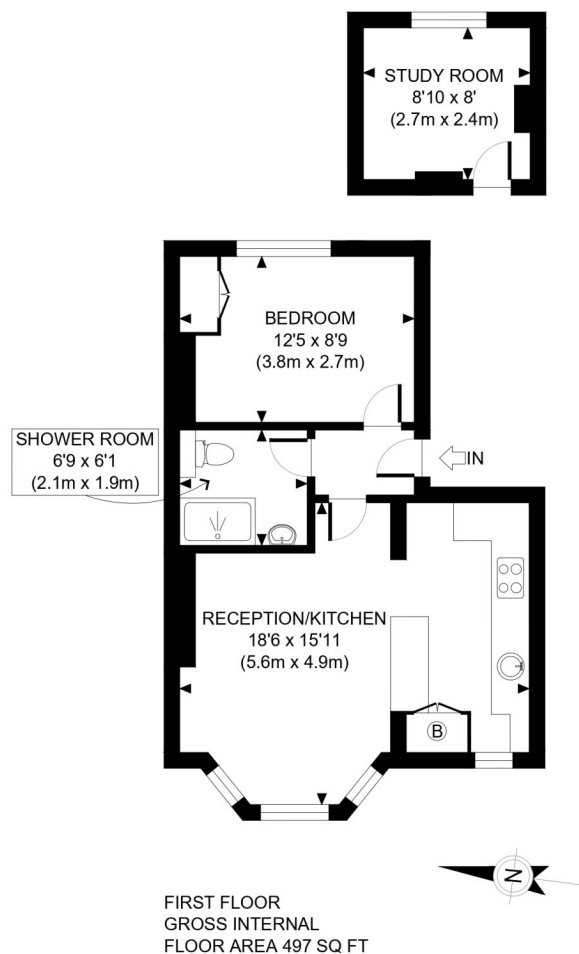
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold 124 years 10 months.

PRICE: £435,000 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

Winkworth

WARBECK ROAD, W12

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 .CO.UK
THE STOP SHOP FOR PROPERTY MARKETING

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

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.