



OAKLANDS GROVE, LONDON, W12

£1,075,000 FREEHOLD

A HANDSOME HOME FULL OF CHARACTER, CHARM AND ORIGINAL FEATURES. THIS FOUR STOREY VICTORIAN FAMILY HOUSE COMPRISING FIVE DOUBLE BEDROOMS, TWO BATHROOMS, TWO RECEPTIONS AND A SEPARATE KITCHEN AND UTILITY ROOM

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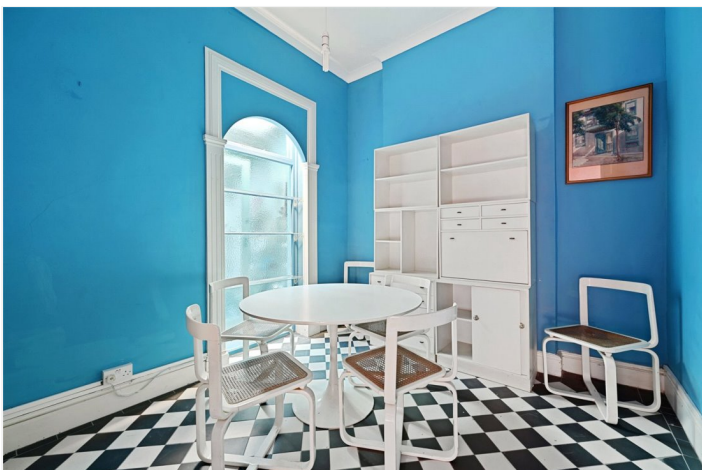


DESCRIPTION:

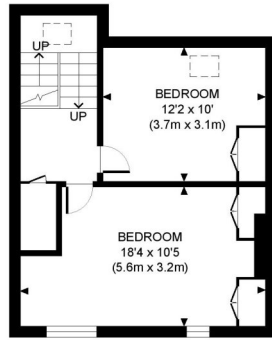
A handsome home full of character, charm and original features. This four storey Victorian family house comprising five double bedrooms, two bathrooms, two receptions and a separate kitchen and utility. On the ground floor living space consist of a large reception with pretty bay window and impressive ceiling height, dining room and separate kitchen leading to a utility room. On the first floor are two double bedrooms and a family bathroom and separate WC and on the remaining two floors above are an impressive master bedroom with separate master bathroom and two further double bedrooms. The property also benefits from a secure front garden space. with masses of space and potential this really could be a truly unique and spacious family home.

LOCATION:

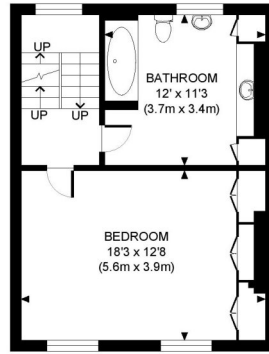
Oaklands Grove is a popular residential street located conveniently to the cornucopia of amenities offered by Shepherds Bush including access to the Circle, Central and Hammersmith & City tube lines, many buses and of course The Westfield Shopping Complex. There are also many restaurants, theatres and concert venues in easy reach and the road sits equidistant to the parks and open space of Wormholt and Ravenscourt Park.



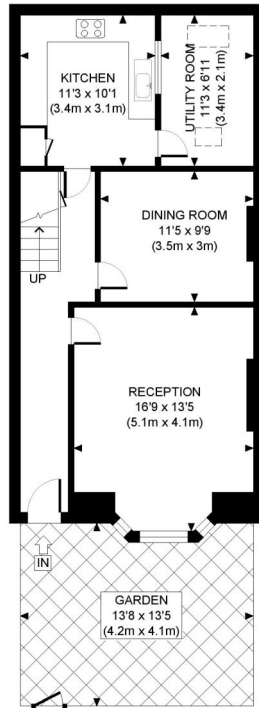




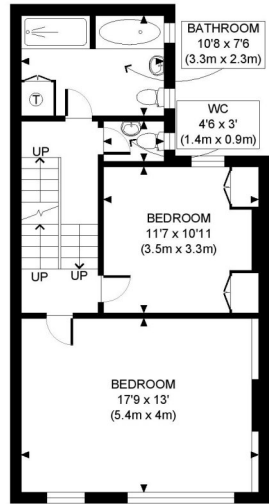
THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 396 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 444 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 656 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 553 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 2049 SQ FT/ 190 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	84
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	63
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

Council tax band: F

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