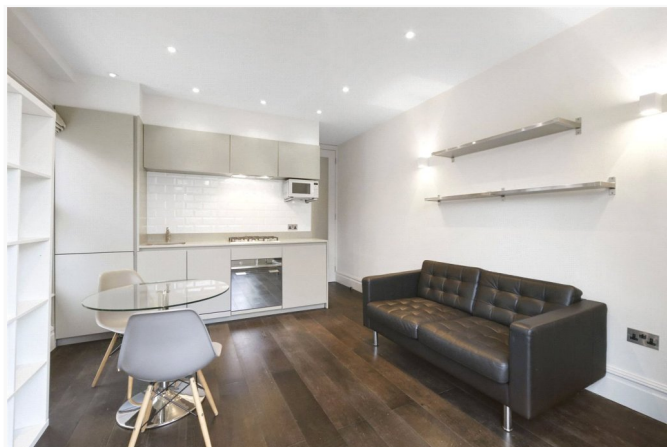




## Dunraven Road, London, W12

£350,000 Share of Freehold

A very well presented one-bedroom flat with a private balcony. Sold with a share of freehold and no onward chain.

Reception Room | Open Plan Kitchen | Bedroom | Bathroom | Balcony | 350 Sq Ft / 33 Sq M | Council Tax Band C | EPC Rating Band C

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## LOCATION

Dunraven Road forms part of the ever popular 'Groves' area of Shepherd's Bush. Within easy reach of the area's diverse array of shops and restaurants, there are also several pubs and cosy coffee shops close by. The green outside spaces of both Wormholt and Ravenscourt Parks are just a short distance away, whilst superb transport links within easy walking distance give easy access both to and out of Central London.

## DESCRIPTION

Located on a quiet residential street with ample street parking is this very well presented first floor, one-bedroom flat.

The property comprises open plan reception room and kitchen with direct access to a large private balcony, double bedroom with built-in cupboards and a separate, well-appointed bathroom.

The flat is in very good condition and is sold with a share of freehold and no onward chain.

Share of Freehold - 999 years from 1st January 2015

Service Charge - Paid Ad Hoc

Ground Rent - Peppercorn





**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold 987 years 3 months.

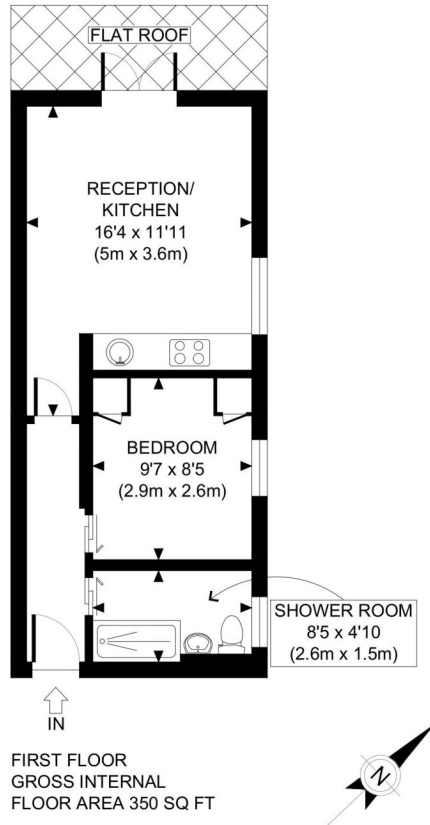
**PRICE:** £350,000 Share of Freehold



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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APPROX. GROSS INTERNAL FLOOR AREA: 350 SQ FT/ 33 SQM

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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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