



## Uxbridge Road, W12

£395,000 Leasehold

A smart two bedroom first floor flat in the heart of Shepherds Bush.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | 489 Sq Ft / 45 Sq M | Council Tax Band C | EPC Rating Band

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## LOCATION

The property is found close to the junction with Percy Road and is also close to Askew Road where numerous restaurants, pubs and coffee shops can be found, as well as an array of shops such as The Ginger Pig, Askew Wine and Gail's Bakery. Shepherd's Bush offers not only Westfield London shopping centre, but also an abundance of independent bars, restaurants and an internationally famous music venue, as well as outstanding transport links.

## DESCRIPTION

Well presented throughout, the property offers accommodation which comprises two double bedrooms, open plan kitchen/reception room and bathroom.

Please note this property does not qualify, and this is no entitlement, to a LBHF residents car parking permit, other than those with disabilities who are blue badge holders

Lease:- A new lease of 125 years will be granted

Service Charge:- TBC

Ground Rent:- N/A






**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold 124 years 10 months.

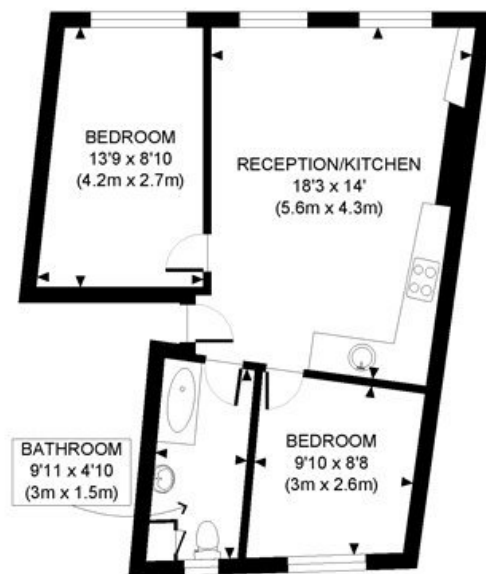
**PRICE: £395,000 Leasehold**



### 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>	<b>74</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	





SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 489 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 489 SQ FT/ 45 SQM

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UXBRIDGE ROAD, W12

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**PROPERTY PHOTO PLANS**  
THE WAY TO THE PROPERTY YOU WANT

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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