



## Shepherds Bush Road, London, W6

£600,000 Leasehold

A fabulous, two bedroom, two bathroom, newly refurbished maisonette arranged over the upper floors of a Victorian building.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | En Suite Shower Room | 817 Sq Ft / 76 Sq M | Council Tax Band B | EPC Rating Band C

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## LOCATION

The property is opposite the junction with Westwick Gardens and Shepherds Bush Road, within easy reach of Brook Green's excellent amenities, including some superb pubs, shops, cafés and restaurants. A further wider range of amenities are on offer at Westfield London, whilst the closest Underground stations are located at Hammersmith and Shepherds Bush, where London Overground services are also on offer.

## DESCRIPTION

Having been fully refurbished, the flat is immaculately presented throughout and offers contemporary styled accommodation arranged over two floors. Entered on the first floor, stairs lead to the second floor which comprises open plan reception room/kitchen, double bedroom and bathroom. The upper floor offers a fantastic main bedroom suite with walk-in wardrobe and shower room.

Lease:- 999 years from 24 April 2023

Service Charge:- £1200-1400 p.a.

Ground Rent:- £0





**LOCAL AUTHORITY**  
Hammersmith & Fulham

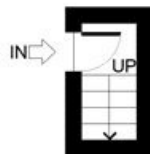
**TENURE**  
Leasehold 996 years 3 months.

**PRICE:** £600,000 Leasehold

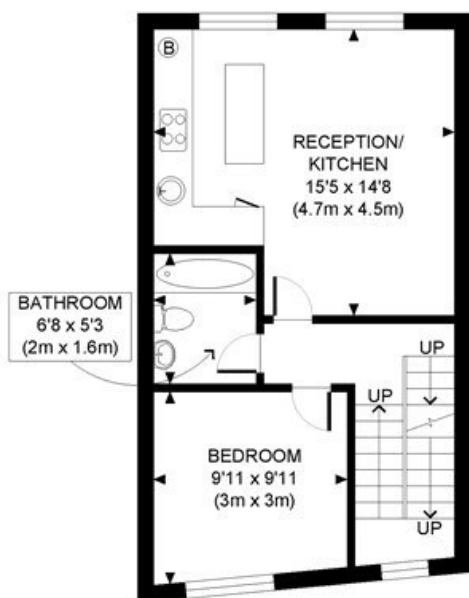


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

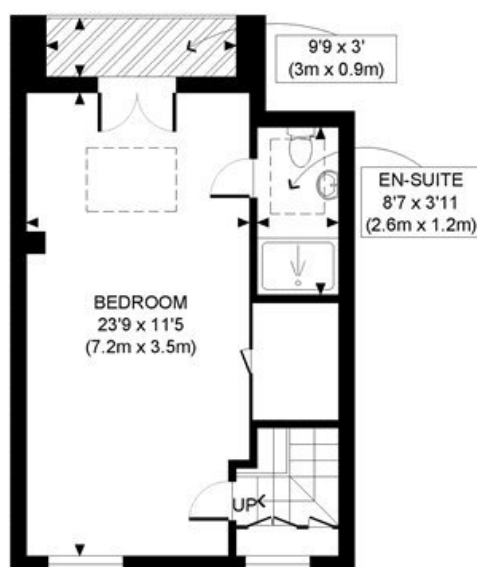




FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 17 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 428 SQ FT



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 372 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 817 SQ FT/ 76 SQM

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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**  
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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