



HAVILLAND MEWS, LONDON, W12

**£350,000** LEASEHOLD

## A PITCH PERFECT CONTEMPORARY ONE BEDROOM GARDEN FLAT IN AN EXCLUSIVE GATED DEVELOPMENT

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## DESCRIPTION:

An outstanding one bedroom flat in this prestigious gated development. Benefitting from an allocated parking bay and a private patio garden this really is an exemplary apartment. Built by Berkeley homes to their usual exacting standards and offered with no onward chain the accommodation comprises a double bedroom, an open-plan kitchen/ living room (from which the patio may be accessed) and a well-appointed bathroom. As the apartment was very recently built the standard of insulation for both heat and sound are excellent which will make it both comfortable and inexpensive to live with. For those that value function over form, a perfectly balanced modern home.

N.B. Please note that properties in this development do not have the right to a resident parking permit from the borough of Hammersmith and Fulham.

## LOCATION:

Havilland Mews is a new modern gated development located close to the heart of Shepherd's Bush and plethora of interesting and exotic shops on the Uxbridge Road. The development is a short walk from Shepherd's Bush Green providing easy access to the central line and Hammersmith & City line stations.

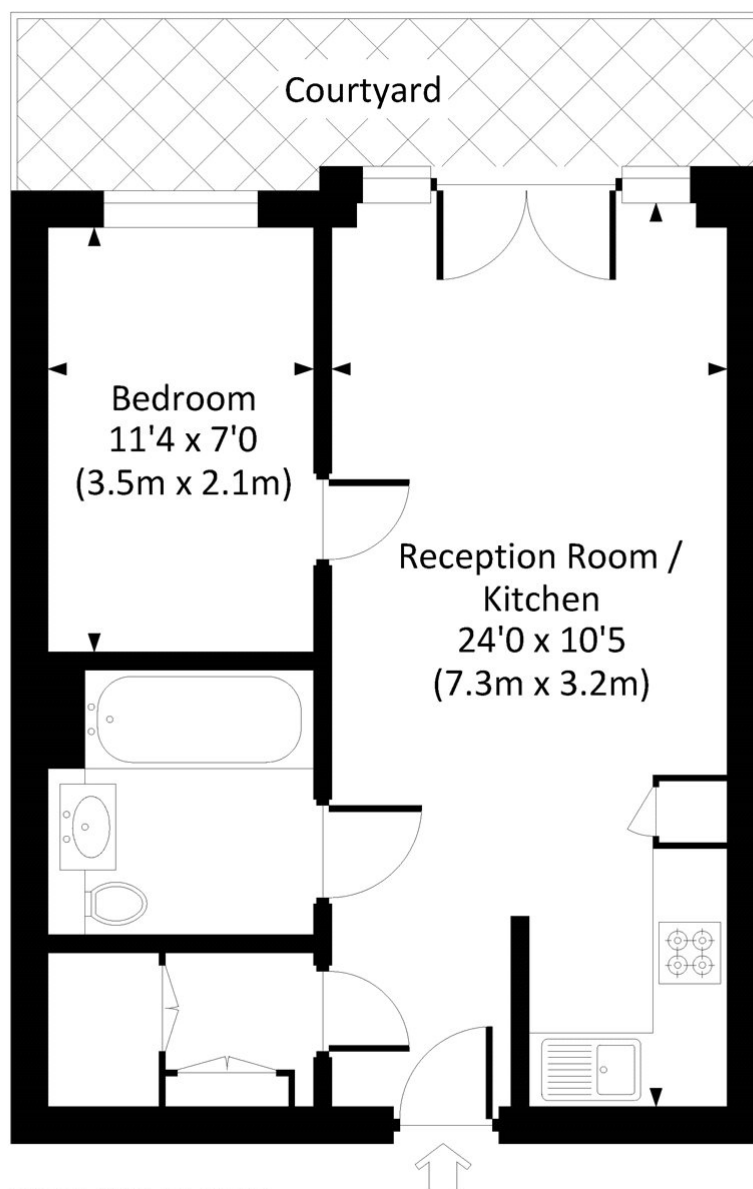






## HAVILLAND MEWS, W12


Approx. gross internal area  
433 Sq Ft. / 40.2 Sq M.



### GROUND FLOOR



All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2018 www.dowlingjones.com 020 7610 9933

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Lease expires:** 15/09/3013

**Service charge:** £1,680 P/A

**Ground rent:** £900 P/A

**Council Tax Band:** D

*All figures are approx. and should be used as a guide only*

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