



Swindon Street, W12

£875,000 Freehold

A beautifully presented three-bedroom, two-bathroom house on a quiet residential street. Sold with no onward chain.

Reception Room | Open Plan Kitchen | 3 Bedrooms | 2 Bathrooms | Conservatory | Roof Terrace |

1230 Sq Ft / 114 Sq M | Council Tax Band E | EPC Rating Band D

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LOCATION

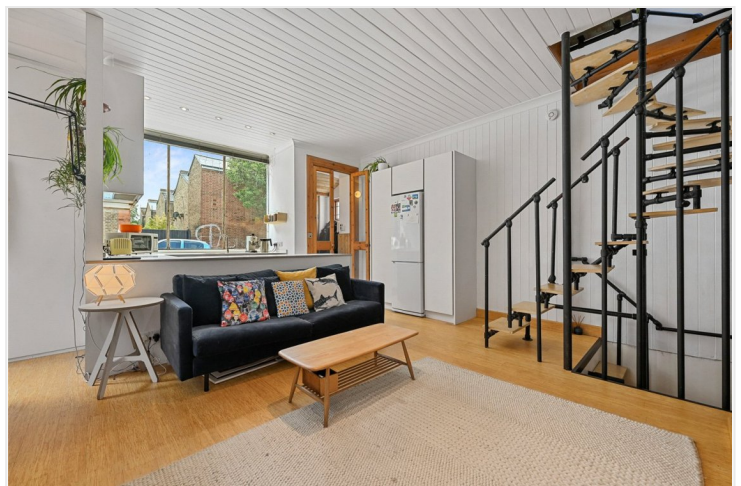
Swindon Street is a quiet residential street, moments from all the local amenities and transport links Shepherd's Bush has to offer. There are a variety of shops, cafes and restaurants on your doorstep, as well as the Television Centre, Soho House and Westfield London all within easy reach. Transport links are excellent with Shepherd's Bush Market (Hammersmith and City and Circle line) and Shepherds Bush (Central line and Overground) being the closest stations.

DESCRIPTION

Presented to the market in very good condition throughout is this incredible three-bedroom house offering lots of character and charm.

The property comprises a bright and spacious reception room with a stunning exposed brick chimney breast and fireplace and a bespoke open plan kitchen. The reception room also has access to a conservatory and small front yard. Downstairs is a double bedroom with built in storage cupboards and a bathroom.

The first floor of the house has two double bedrooms and a second bathroom. The first floor also gives access to a stunning private roof terrace with 360 degrees uninterrupted views and is ideal for entertaining guests. The house is sold with no onward chain.





LOCAL AUTHORITY
Hammersmith & Fulham

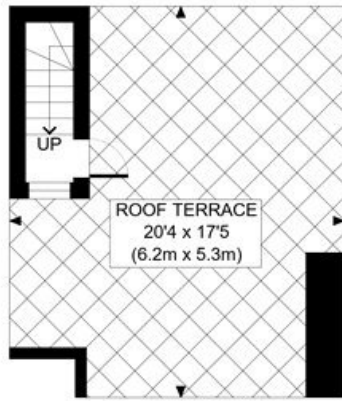
TENURE
Freehold.

PRICE: £875,000 Freehold

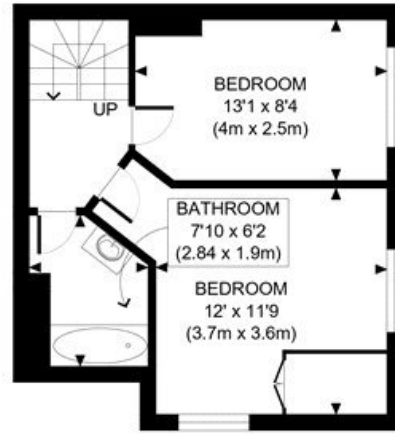


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





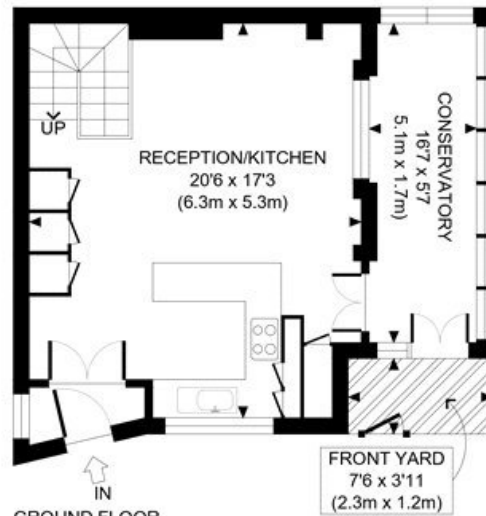
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 21 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 364 SQ FT



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 394 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 451 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1230 SQ FT/ 114 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 SEE THE PROPERTY BEFORE YOU BUY

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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