



## Richmond Way, W12

£750,000 Share of Freehold

A well presented three bedroom, three bathroom upper maisonette, moments from Shepherds Bush Green.

Reception Room | Kitchen | 3 Bedrooms | En Suite Bathroom | Shower Room | 1034 Sq Ft / 96 Sq M | Council Tax Band E | EPC Rating Band C

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## LOCATION

Richmond Way is just moments from Shepherd's Bush Green, Westfield London shopping centre, an abundance of independent shops, restaurants and an internationally famous music venue, as well as outstanding transport links. A number of well regarded schools in both state and private sectors are also close by. Shepherds Bush station is within easy reach, offering both Central line and London Overground services.

## DESCRIPTION

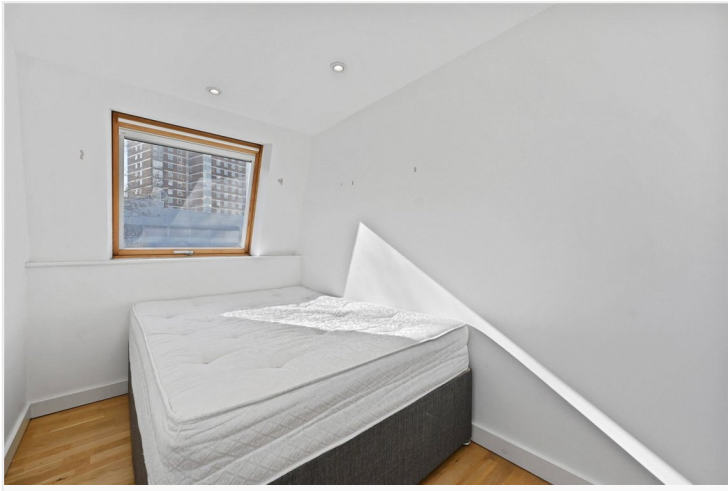
The property offers accommodation comprising entrance hall, reception room, kitchen, bathroom and three bedrooms, one of which benefits from an en suite bathroom.

Share of Freehold with an underlying lease of 125 years from 28 February 2000

Service Charge:- No set amount, paid on an ad hoc basis

Ground Rent:- N/A





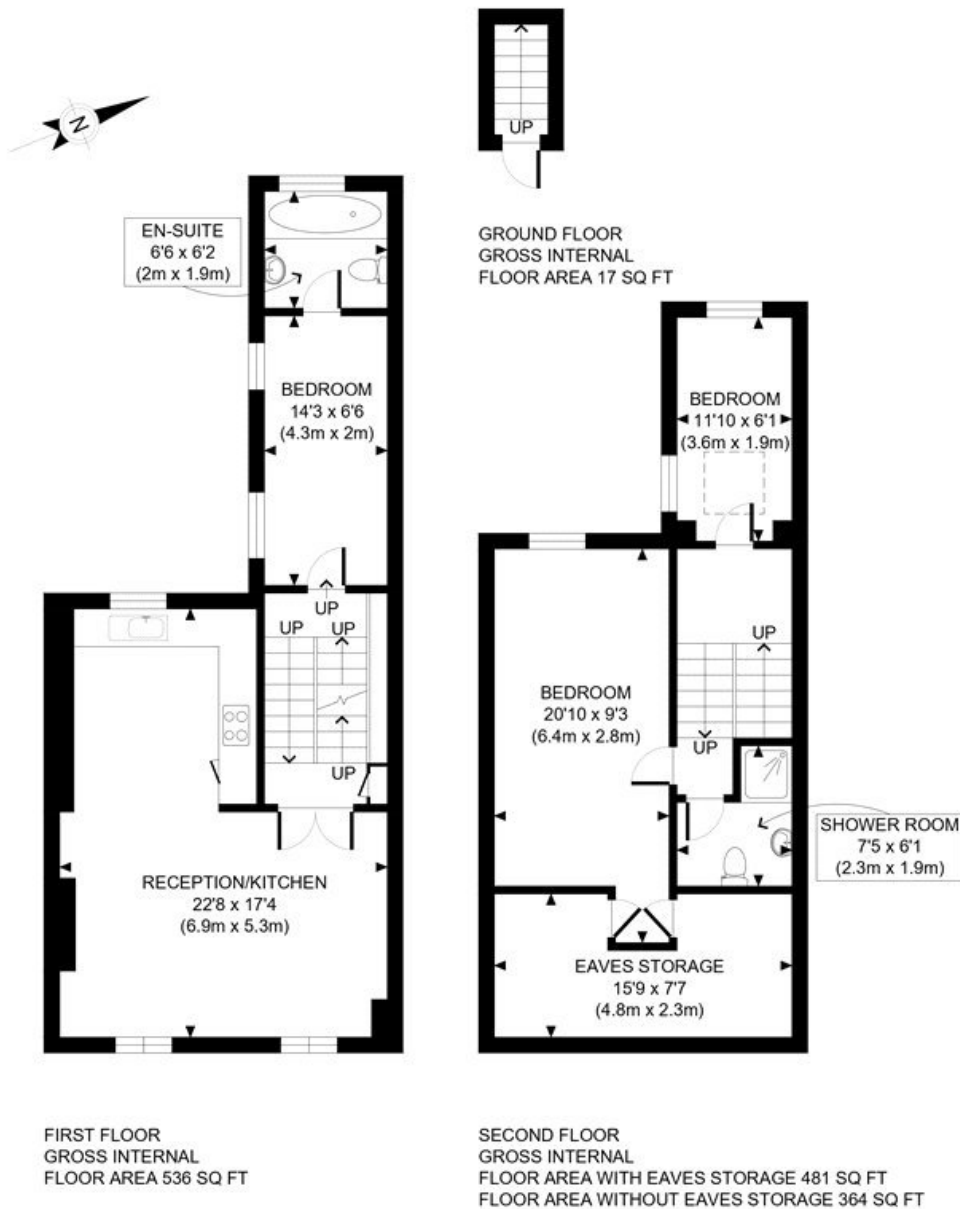
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold 99 years 10 months.

**PRICE:** £750,000 Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1034 SQ FT/ 96 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 917 SQ FT/ 85 SQM

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RICHMOND WAY, W12

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**  
ON SITE FOR PROPERTY MEASUREMENT

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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