



## Adelaide Grove, London, W12

£725,000 Leasehold

A completely refurbished and beautifully presented three-bedroom, three-bathroom split level apartment, offering over 1000 sqft of living space.

Reception Room | Open Plan Kitchen | 3 Bedrooms | 2 En Suite Shower Rooms | Shower Room |  
1015 Sq Ft / 94 Sq M | Council Tax Band E | EPC Rating Band C

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## LOCATION

Adelaide Grove forms part of the ever popular 'Groves' area of Shepherd's Bush. Within easy reach of the area's diverse array of shops and restaurants, there are also several pubs and coffee shops close by. The outside spaces of both Wormholt and Ravenscourt Parks are just a short distance away, whilst superb transport links give easy access both in to and out of Central London. A number of well regarded schools are also close by.

## DESCRIPTION

Presented to the market in excellent condition, the property has been fully refurbished throughout to an excellent standard. Benefitting from its own private entrance, the property is a split level flat offering over 1000 sq ft of living space. The first floor comprises open plan reception and kitchen, double bedroom and separate bathroom. The top floor has another double bedroom with en-suite shower room as well as the main bedroom which also benefits from en-suite shower room and ample built in storage.

Lease: 124 years 7 months

SC: tbc

GR: tbc







**LOCAL AUTHORITY**  
Hammersmith & Fulham

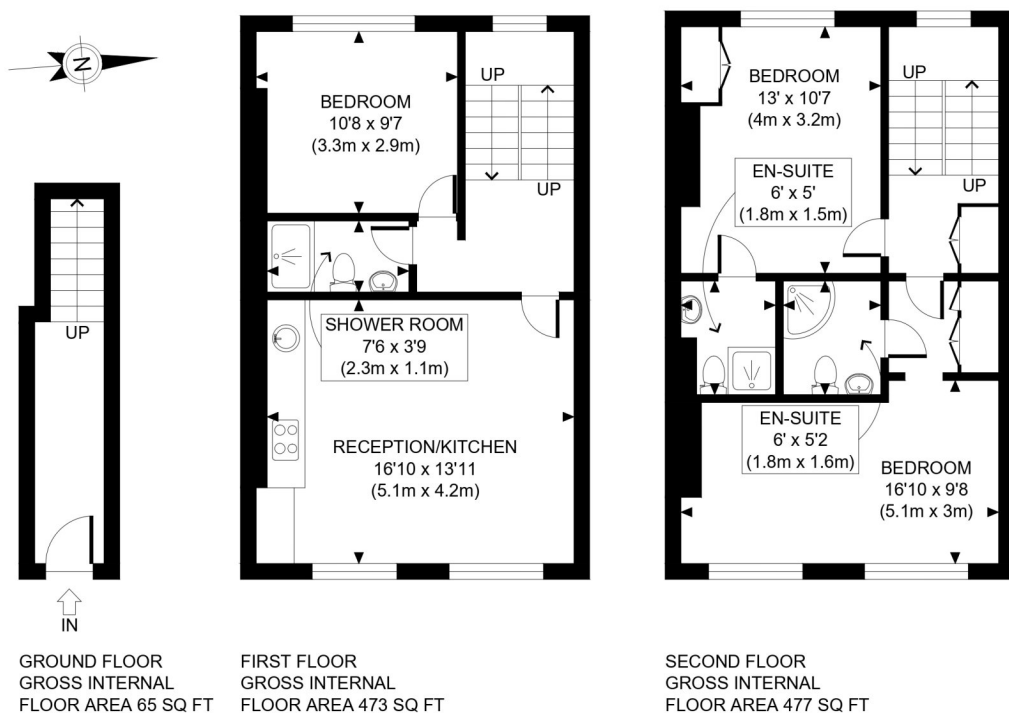
**TENURE**  
Leasehold 124 years 2 months.

**PRICE: £725,000 Leasehold**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		





APPROX. GROSS INTERNAL FLOOR AREA: 1015 SQ FT/ 94 SQM

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ADELAIDE GROVE, W12

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