



Percy Road, Shepherd's Bush, W12

£700,000 Share of Freehold

A fabulous two double bedroom maisonette arranged over the top two floors of a Victorian terraced house, with private roof terrace.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | En Suite Cloakroom | Roof Terrace | 1079 Sq Ft / 100 Sq M | Council Tax Band D | EPC Rating Band C

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LOCATION

Percy Road runs between Uxbridge Road and Askew Road, with the flat located towards the northern end. The area offers an eclectic mix of independent shops, cafes and restaurants, with the open space of Ravenscourt Park and the amenities of Chiswick High Road also within easy reach. Stamford Brook, Goldhawk Road and Ravenscourt Park stations are all within walking distance, whilst Shepherd's Bush Central Line and London Overground stations are a little further away at Shepherd's Bush Green.

DESCRIPTION

Offered in good condition throughout, the property is entered on the first floor, with stairs leading to the second floor where accommodation comprises reception room with open plan kitchen, bedroom and bathroom; the top floor offers the main bedroom with en suite WC. The flat further benefits from a good size private roof terrace.





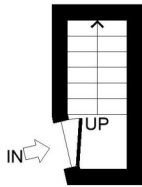
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold.

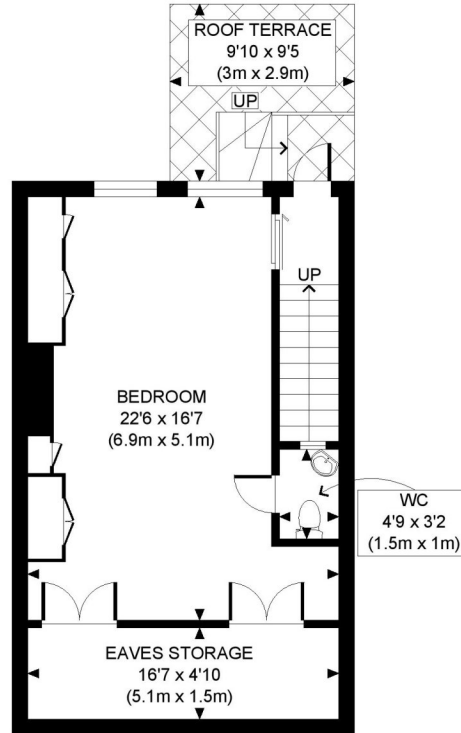
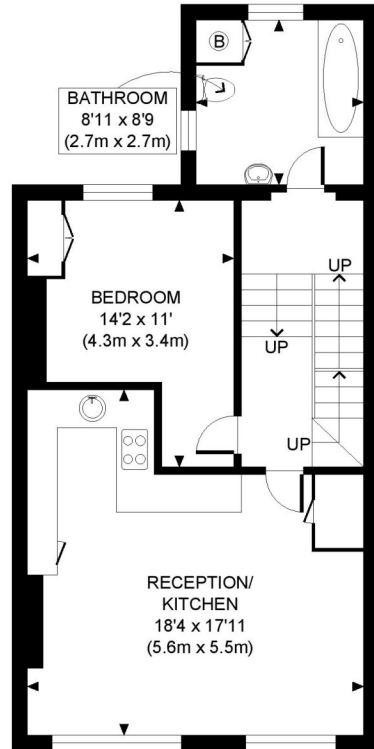
PRICE: £700,000 Share of Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	76
(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	



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 24 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 595 SQ FT

THIRD FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 460 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 373 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1079 SQ FT/ 100 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 992 SQ FT/ 92 SQM

PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

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.

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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