

## Ellerslie Road, Shepherd's Bush, W12

£675,000 Leasehold

A fantastic two double bedroom flat with private garden on this ever popular street in Shepherd's Bush.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | Patio | Garden | 882 Sq Ft / 82 Sq M | Council Tax Band D | EPC Rating Band D

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## LOCATION

Ellerslie Road is a convenient, central location in close proximity to numerous great pubs, bars and restaurants, whilst a range of public transport options are close to hand including both Central Line Underground and London Overground services at Shepherds Bush. Hammersmith & City and Circle Line routes are found at Shepherds Bush market, whilst Westfield London is also within close proximity.

## DESCRIPTION

Presented in superb condition throughout, the property offers accommodation which comprises entrance hall, two double bedrooms, bathroom, study area and a fabulous open plan kitchen / reception, which in turn leads to a private garden.

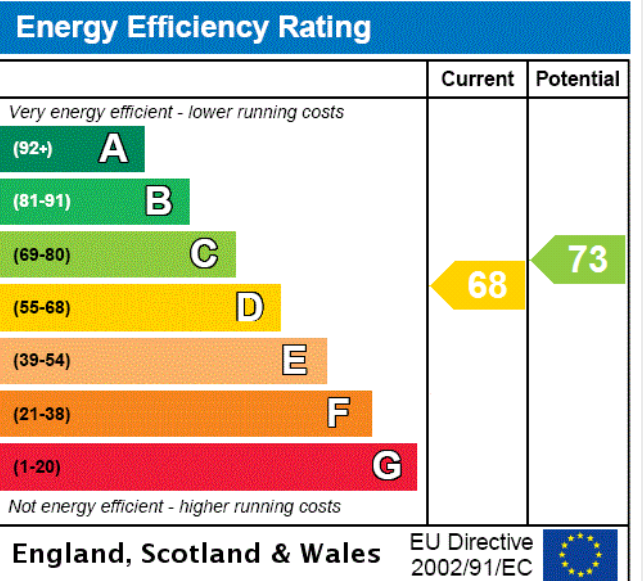




**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold.

**PRICE: £675,000 Leasehold**





BASEMENT  
GROSS INTERNAL  
FLOOR AREA 882 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 882 SQ FT / 82 SQ M  
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Floorplans are for identification and guideline purposes only, not to scale.  
Compliant with RICS code of measuring practice.

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.

Shepherds Bush | 020 8735 3266 | [shepherdsbush@winkworth.co.uk](mailto:shepherdsbush@winkworth.co.uk)

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for every step...

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