

## Coningham Road, W12

£399,950 Leasehold

A two double bedroom flat on the first floor of a mid-terrace Victorian house.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | 487 Sq Ft / 45 Sq M | Council Tax Band D |  
EPC Rating Band D

**Winkworth**

*winkworth.co.uk*

for every step...



## LOCATION

Coningham Road is a popular tree lined residential street which runs between Uxbridge Road and Goldhawk Road, ideally located for the diverse array of amenities on offer in Shepherd's Bush, including live music venues and theatre, numerous pubs, bar and restaurants, as well as Westfield London shopping centre. 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 also found at Shepherds Bush market.

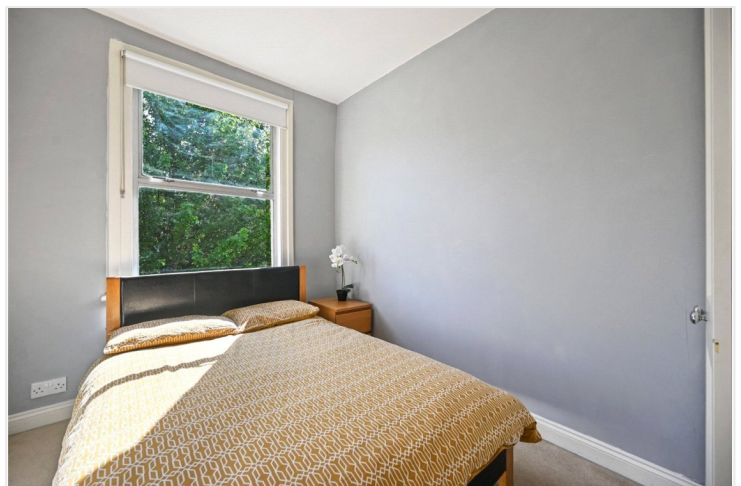
## DESCRIPTION

The property offers well proportioned accommodation comprising entrance hall, two double bedrooms, reception room, kitchen and bathroom. An ideal first time buy.

Leasehold:- 210 years commencing on and including 24 June 1981

Ground Rent - N/A

Service Charge:- Paid on an ad hoc basis





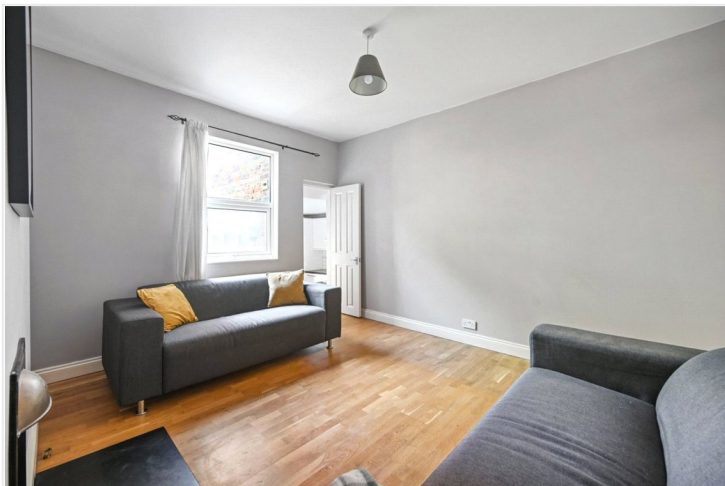
**LOCAL AUTHORITY**  
Hammersmith & Fulham

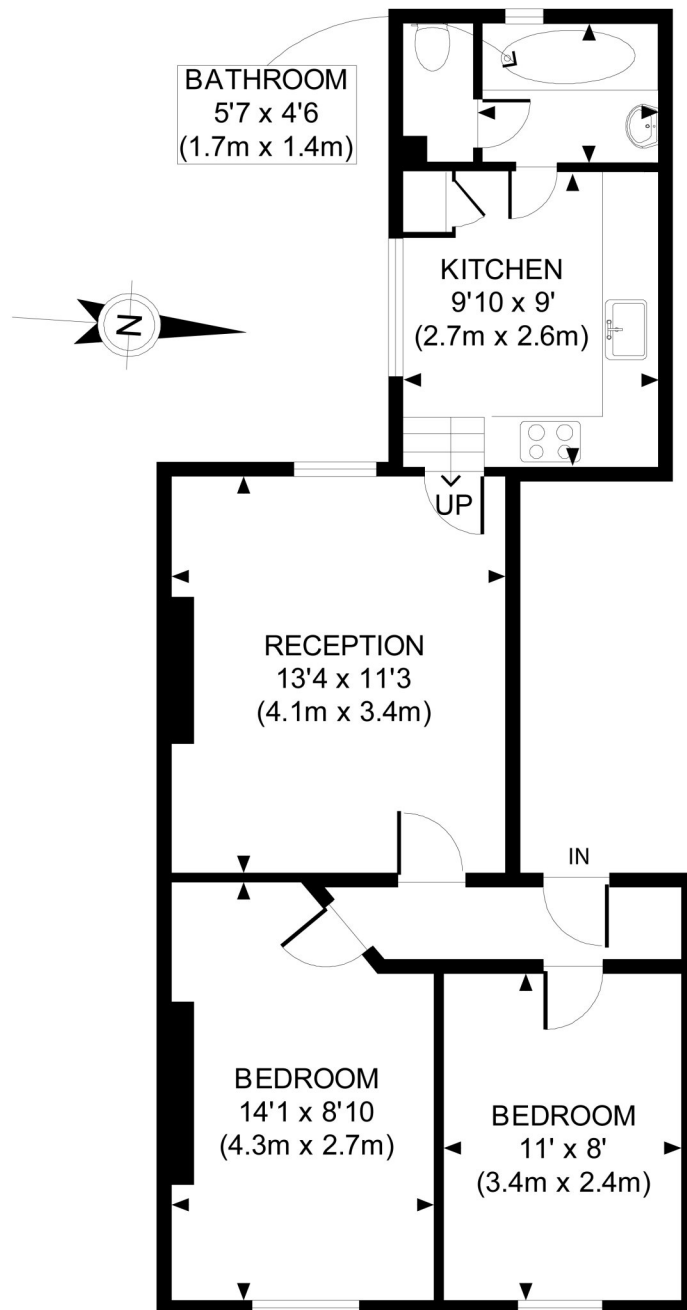
**TENURE**  
Leasehold 166 years 1 months.

**PRICE:** £399,950 Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 487 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 487 SQ FT / 45 SQ M

Ref: RHWWSBS - 291110

Copyright **photoplan.co.uk**

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)

**Winkworth**

**for every step...**

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.