



Fraser Court, Heathstan Road, W12

£299,500 Leasehold

A smart one bedroom flat on the third floor of a modern purpose built block, with private balcony and allocated parking.

Reception Room | Kitchen | Bedroom | Bathroom | Balcony | 528 Sq Ft / 49 Sq M | Council Tax Band C | EPC Rating Band C

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LOCATION

Fraser Court is a modern purpose built block, located on Heathstan Road. The area is convenient for the amenities of Shepherd's Bush and White City, including Westfield London and the bars and restaurants of TV Centre. The closest Underground stations are White City and East Acton (Central Line).

DESCRIPTION

Offered in extremely good order throughout, accommodation comprises entrance hall, bedroom, bathroom and semi open plan kitchen / reception room, with doors to a private balcony. The flat further benefits from an allocated off street parking space.

Lease:- 99 years from 15 December 2006 (currently being extended by an additional 90 years, to 170 years total)

Service Charge:- £1920 p.a.

Ground Rent:- Peppercorn






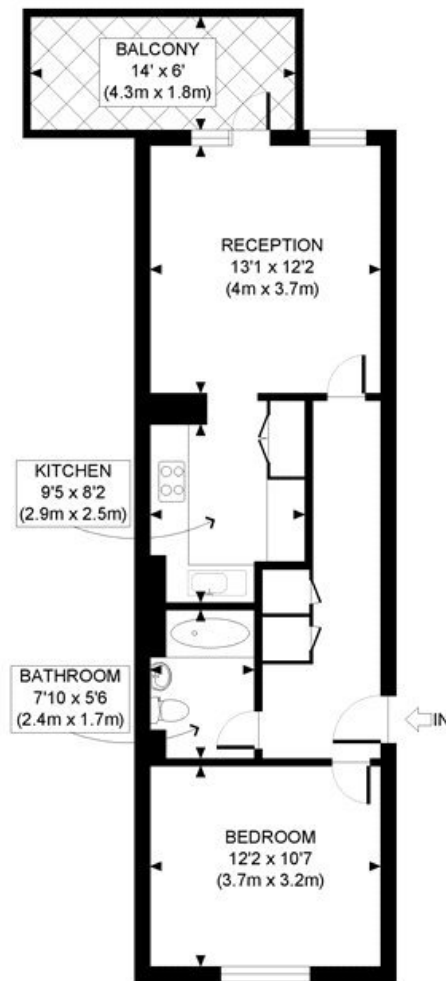
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold 80 years 7 months.

PRICE: £299,500 Leasehold



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



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 528 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 528 SQ FT/ 49 SQM

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FRASER COURT, W12

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PROPERTY PHOTO PLANS
THE WAY TO THE PROPERTY

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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for every step...

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