



**79, Becklow Gardens, London, W12**

**£450,000** To be advised

**A three bedroom apartment positioned on the second floor of this purpose built block in the heart of Askew Village.**

**3 Bedroom | 1 Bathroom | Balcony | Second Floor | Chain free | Council Tax Band : C**

Shepherds Bush | 020 8735 3266 | shepherdsbush@winkworth.co.uk

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### **DESCRIPTION:**

A three bedroom flat positioned on the second floor of this purpose built block just moments from the vibrant Askew Village. The property comprises of three bedrooms, living room, kitchen and bathroom with separate WC. The apartment is offered to the market chain free and in excellent decorative order. It would make an ideal home for a first time buyer or even rental investment.

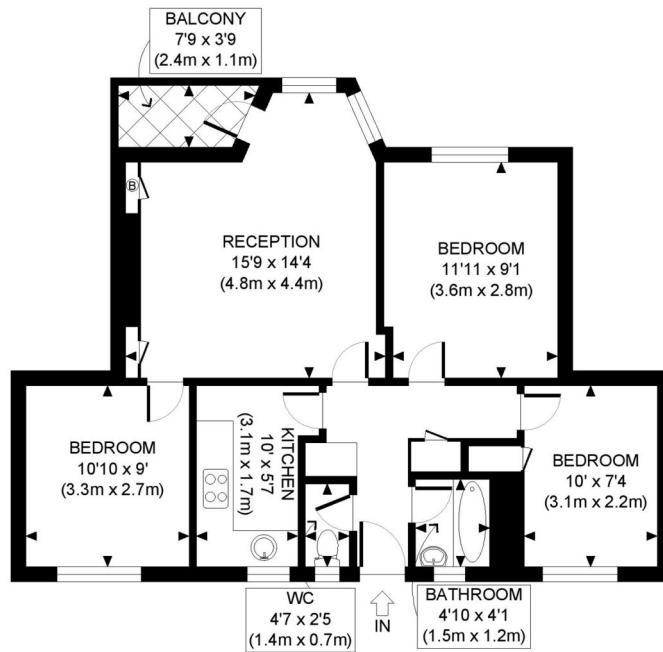
### **LOCATION:**

Becklow Gardens is positioned between the Uxbridge Road and Askew Road within close proximity to all the amenities in Shepherds Bush and the ever desirable Westfield Shopping Centre. The closest tube station is East Acton (Central Line) and the M40 (A40) for motorists.









SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 664 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 664 SQ FT/ 62 SQM

**PROPERTY PHOTO PLANS**.COUK  
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	82

EU Directive 2002/91/EC

**Lease expires:** 21/01/2107  
**Service charge:** £1174pa approx.  
**Ground rent:** Pepper corn  
**Council tax band:** C

*All figures are approx. and should be used as a guide only*

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