



TUNIS ROAD, SHEPHERDS BUSH, LONDON, W12

**£575,000** SHARE OF FREEHOLD

**A LIGHT AND STYLISH THREE DOUBLE BEDROOM  
SPLIT LEVEL FLAT ON THIS SOUGHT-AFTER STREET**

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

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### DESCRIPTION:

A light and stylish three double bedroom split level flat on this sought-after tree lined street conveniently located in the heart of Shepherds Bush with a plethora of shops bars and restaurants on its door step.

Well-presented throughout and arranged over the top two floors of a converted Victorian town house this spacious apartment offers three double bedrooms, modern bathroom and a bright open plan kitchen reception room.

### LOCATION:

Tunis Road is a pretty tree lined street just moments away from both Shepherds Bush Underground Stations and the Westfield Shopping Complex.





## Second Floor

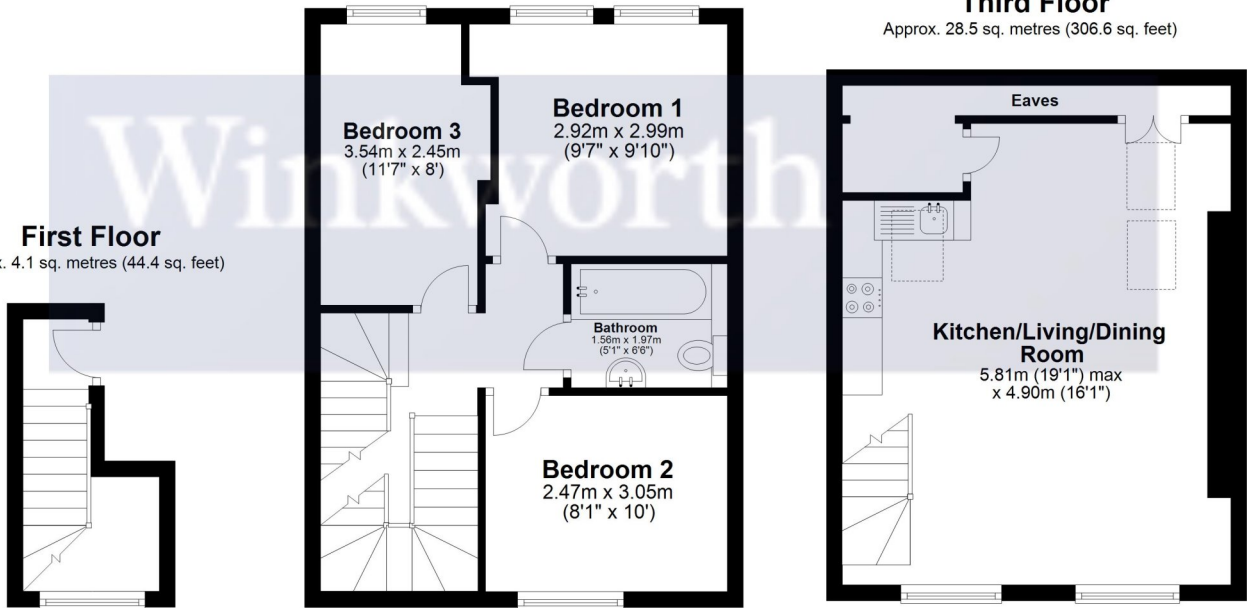
Approx. 38.0 sq. metres (409.0 sq. feet)



## Third Floor

Approx. 28.5 sq. metres (306.6 sq. feet)

**First Floor**  
Approx. 4.1 sq. metres (44.4 sq. feet)



**Total area: approx. 70.6 sq. metres (759.9 sq. feet)**

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	71	77
(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	

**Leasehold expires: 24/03/2131**

**Service charge: £1,500**

**Ground rent: N/A**

**Council tax band: E**

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

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