



Coningham Road, London, W12

£525,000 Leasehold

A well presented two bedroom flat with access to a private garden. Sold with no onward chain.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Private garden | 585 Sq Ft / 54 Sq M | Council Tax Band D | EPC Rating Band C

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

This lovely flat is offered to the market with no onward chain and comprises open plan reception room and kitchen, two bedrooms and a separate bathroom. The property further benefits from access to a private garden.

Lease: 125 years from 25 August 1983

Service Charge: £700 p.a.

Ground Rent: N/A

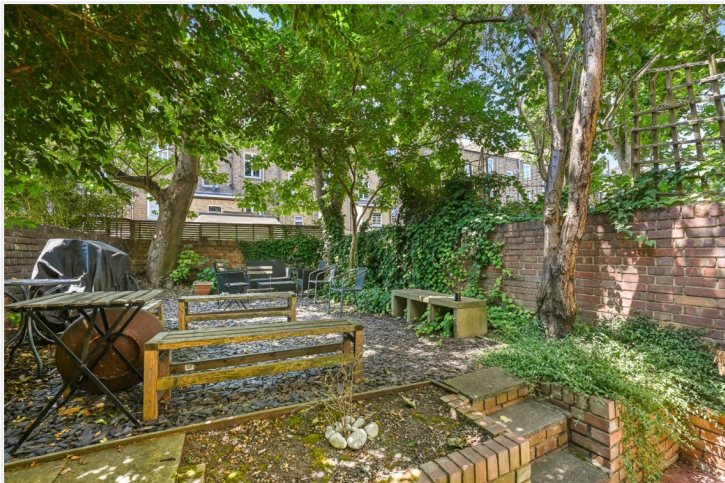




LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold 82 years 11 months.

PRICE: £525,000 Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA: 585 SQ FT/ 54 SQM

Winkworth

CONINGHAM ROAD, W12

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.

PROPERTY PHOTO PLANS
THE TOP 100 FOR PROPERTY MARKETING

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

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.