



The Tramshed Building, Goldhawk Road, Shepherds Bush, W12

£835,000 Leasehold

A stunning two bedroom flat with private roof terrace, within a small gated development just off Goldhawk Road.

Reception Room | Open Plan Kitchen | 2 Bedrooms | En Suite Shower Room | Bathroom | Terrace | Lift | 852 Sq Ft / 79 Sq M | Council Tax Band D | EPC Rating Band B

Winkworth

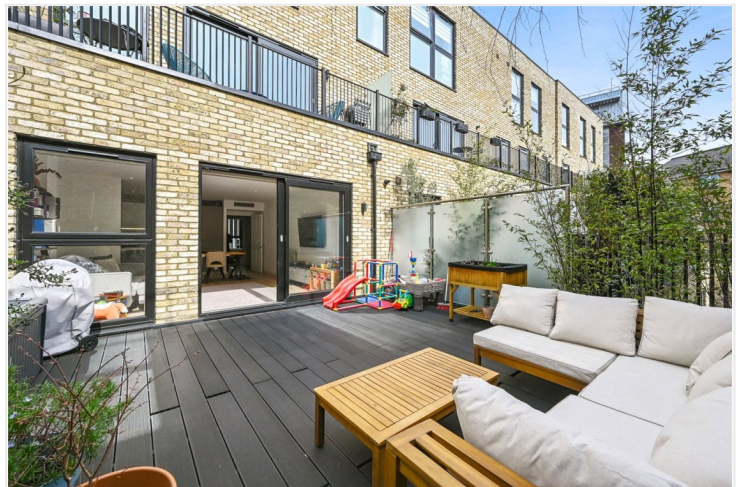


LOCATION

The Tramshed is a gated development, set back from Goldhawk Road, offering privacy and security for purchasers. The location is ideal for the various amenities on offer in the area including numerous superb pubs and restaurants, whilst Westfield London and the former TV Centre with White City House are only moments away. Transport links include stations at Goldhawk Road (Hammersmith & City and Circle Underground lines) and Shepherds Bush (Central Underground line and London Overground lines)

DESCRIPTION

Offered in superb condition throughout, the property benefits from accommodation comprising entrance hall with range of storage and utility cupboards, two double bedrooms (one of which has an en suite bathroom), family bathroom and open plan reception room / kitchen, which in turn leads to a fabulous roof terrace. The flat is finished to an extremely high specification with features including air conditioning and under floor heating, hardwood flooring and contemporary bathrooms and kitchen.

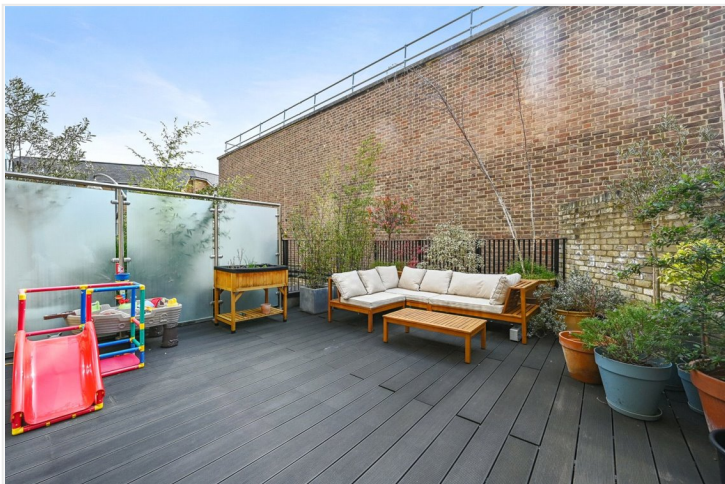




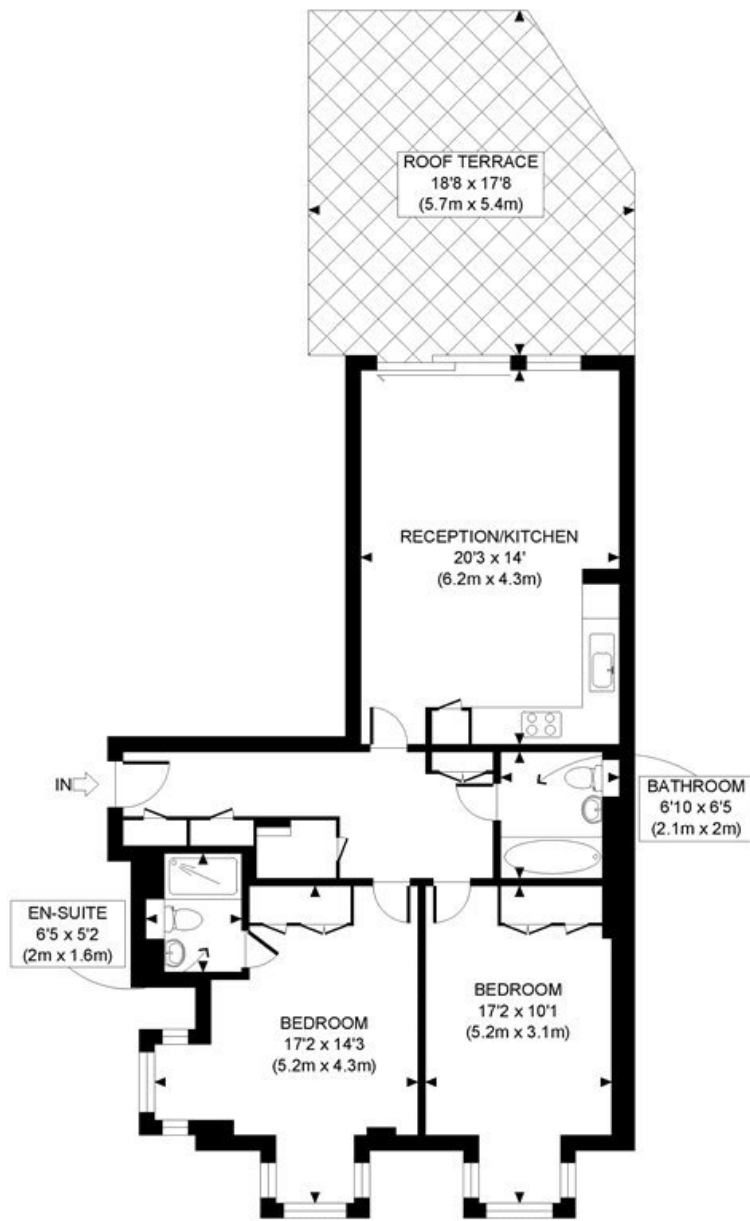
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold.

PRICE: £835,000 Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(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	



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 852 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 852 SQ FT/ 79 SQM

PROPERTY PHOTO PLANS.CO.UK
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.

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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