



## Ellerslie Road, Shepherd's Bush, W12

£450,000 Leasehold

A fabulous one bedroom flat with private roof terrace set within a period style building in the heart of Shepherds Bush.

Reception Room | Open Plan Kitchen | Bedroom | Shower Room | Terrace | 425 Sq Ft / 39 Sq M | Council Tax Band C | EPC Rating Band B | Resident parking permit available

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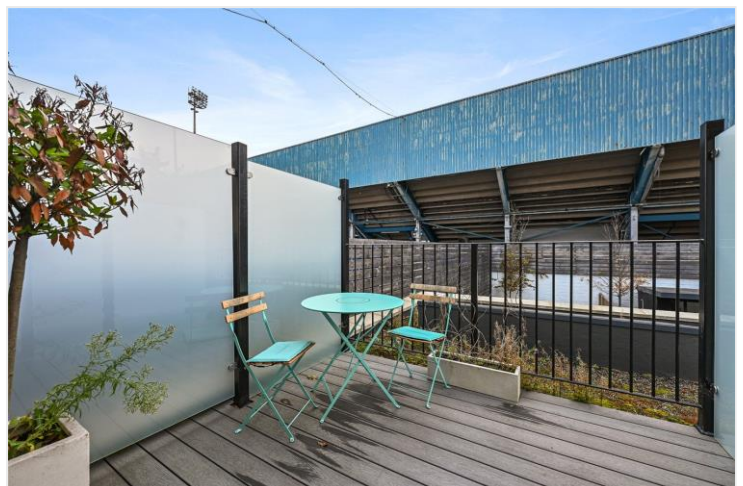


## LOCATION

Ellerslie Road is a convenient, central location in close proximity to numerous great pubs, bars and restaurants, whilst 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 found at Shepherds Bush market, whilst Westfield London is also within close proximity.

## DESCRIPTION

Offered in superb condition throughout, this recently built apartment offers accommodation comprising open plan reception room and kitchen, shower room and bedroom which in turn leads to a private roof terrace.



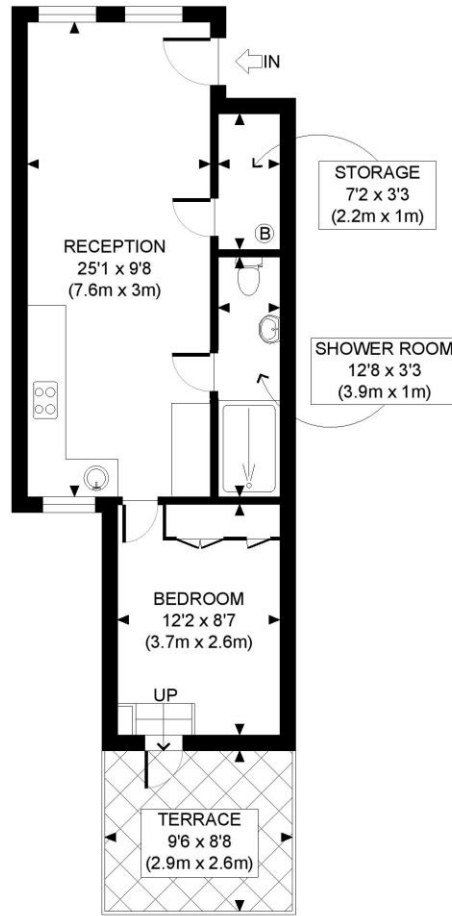


**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold.

**PRICE:** £450,000 Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



UPPER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 425 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 425 SQ FT/ 39 SQM

**PROPERTY PHOTO PLANS.co.uk**  
ONE STOP SHOP FOR PROPERTY MARKETING

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 miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. 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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