



## Keith Grove, London, W12

£700,000 Leasehold

A beautifully presented three-bedroom split level flat with a private roof terrace offering nearly 1000 sqft of space. Sold with no onward chain.

Reception Room | Kitchen | 3 Bedrooms | En Suite Shower Room | Bathroom | Roof Terrace | 984 Sq Ft / 91 Sq M | Council Tax Band D | EPC rating Band C

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## LOCATION

Keith Grove is a desirable tree lined quiet residential cul-de-sac which runs to the south of Uxbridge Road, ideal for the numerous amenities on offer in Shepherds Bush. The nearest Underground stations are Goldhawk Road, Shepherds Bush Market and Shepherds Bush, where both Central Line and London Overground services are on offer. The various amenities of Westfield London are also close to hand. Numerous well regarded schools are nearby, including St Stephen's CE Primary School.

## DESCRIPTION

Presented in very good condition is this three-bedroom, two-bathroom split level flat on a quiet cul-de-sac.

On the first floor, the property comprises spacious reception room with direct access to a private roof terrace, separate kitchen, family bathroom and two bedrooms which benefit from built in storage.

The top floor has been converted in a spacious main bedroom with ensuite bathroom and ample built-in and eave storage.

Lease: 125 years from 13/11/2012

Service Charge: £725.28 pa

Ground Rent: £250 pa





**LOCAL AUTHORITY**  
Hammersmith & Fulham

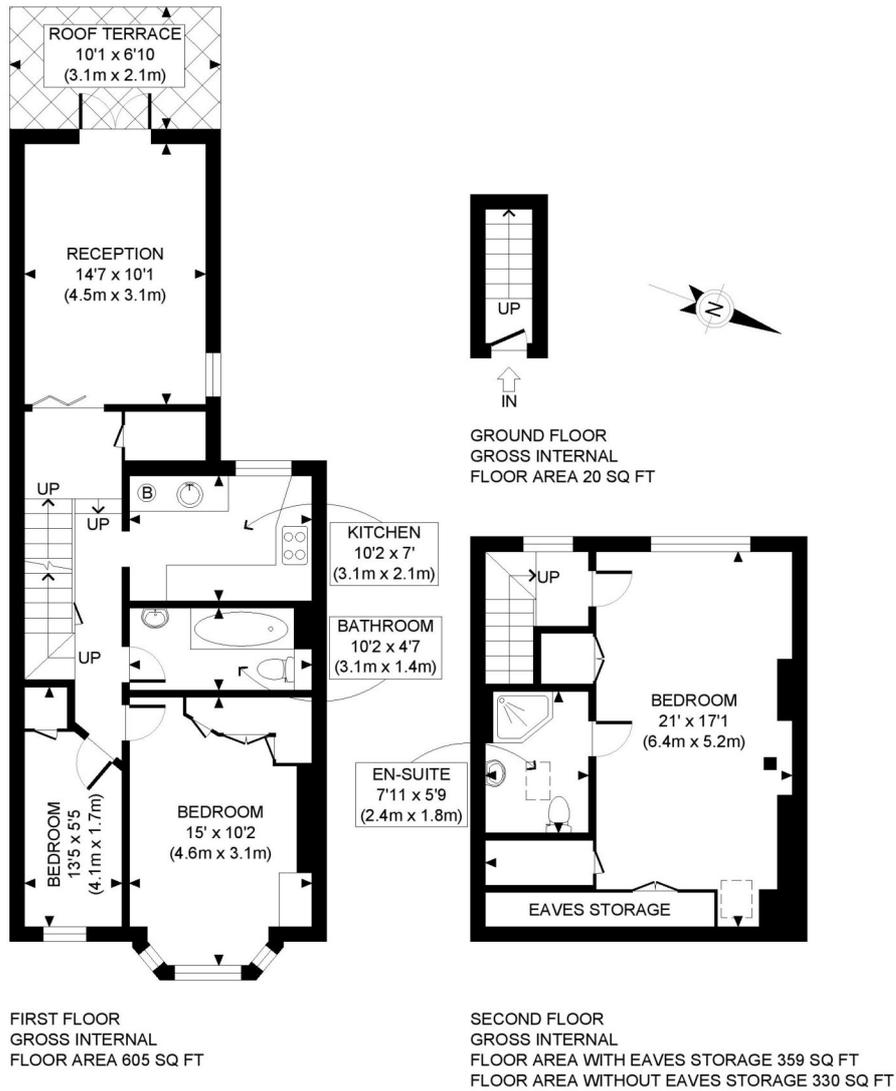
**TENURE**  
Leasehold 111 years 9 months.

**PRICE: £700,000 Leasehold**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 984 SQ FT/ 91 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 955 SQ FT/ 89 SQM

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KEITH GROVE, W12

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for every step...

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