



## Hetley Road, London, W12

£750,000 Leasehold

A substantial three double bedroom maisonette with roof terrace, arranged over the upper floors of a Victorian terraced house.

Reception Room | Kitchen | 3 Bedrooms | Bathroom | Cloakroom | Roof Terrace | 1121 Sq Ft / 104 Sq M | Council Tax Band E | EPC Rating Band D

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## LOCATION

Hetley Road is a desirable tree lined residential street which runs to the south of Uxbridge Road, ideal for the numerous amenities on offer in Shepherds Bush, as well as those in Brackenbury Village. 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

Offered in excellent condition throughout, the property is arranged over the upper two floors of a mid-terrace Victorian house. Accommodation comprises entrance hall, bathroom, kitchen and reception room on the first floor, with the second floor offering three bedrooms and cloakroom. Further benefits include a good size private roof terrace.

Lease:- 189 years from 25 December 1987

Service charge paid on ad hoc basis, building insurance c. £500 p.a.

Ground Rent:- £10 p.a.





**LOCAL AUTHORITY**  
London Borough of Hammersmith & Fulham

**TENURE**  
Leasehold 151 years 2 months.

**PRICE:** £750,000 Leasehold



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



APPROX. GROSS INTERNAL FLOOR AREA: 1121 SQ FT/ 104 SQM

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HETLEY ROAD, W12

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**PROPERTY PHOTO PLANS**  
THE WAY TO THE PROPERTY

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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