

Flat 2, Ellerslie Road, London, W12

£475,000 Share of Freehold

A stunning one bedroom apartment with a private roof terrace, benefitting from a share of freehold.

Reception Room | Open Plan Kitchen | Bedroom | Bathroom | Private roof terrace | 506 Sq Ft / 47 Sq M | Council Tax Band C | EPC Rating Band B

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LOCATION

Ellerslie Road is 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

A beautifully presented one bedroom flat with a private roof terrace. Recently constructed behind a Victorian façade this is a state of the art home in which both design and construction exceed all reasonable expectations. The décor is stylish and contemporary and the choice of materials illustrate the developers artisan leanings. The accommodation comprises one generous double bedroom, a very well appointed bathroom, an open plan kitchen/reception with stairs up to a decked roof terrace. The property further benefits from a share of freehold.

Share of Freehold with an underlying lease of 999 years from 29 January 2021

Service Charge:- £600 p.a

Ground Rent:- N/A





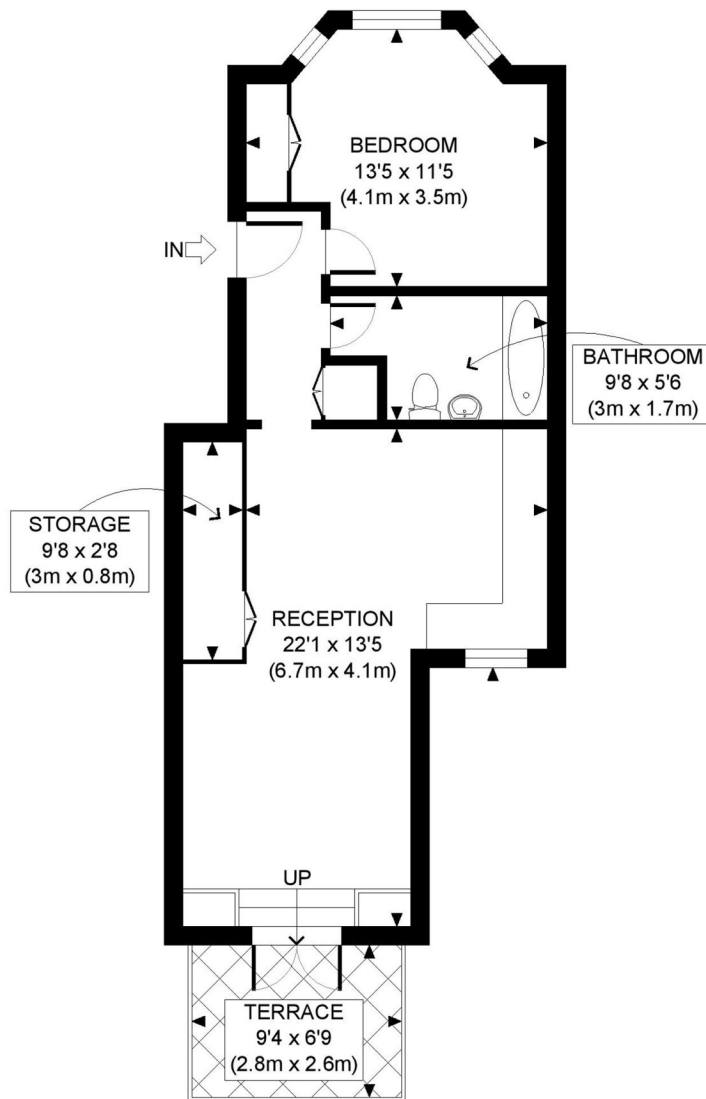
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 994 years 2 months.

PRICE: £475,000 Share of Freehold



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



UPPER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 506 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 506 SQ FT/ 47 SQM

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

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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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