



Loftus Road, Shepherds Bush, W12

£825,000 Share of Freehold

A fabulous two double bedroom flat with private garden, set within a mid-terrace Victorian house.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | Courtyard | Garden | Garden Studio |
1070 Sq Ft / 100 Sq M | Council Tax Band C | EPC Rating Band C

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LOCATION

Loftus Road is a most attractive tree lined residential street which 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. Public transport is second to none, with numerous bus routes, Underground and London Overground stations within easy reach.

DESCRIPTION

Beautifully presented throughout, the property offers accommodation comprising entrance hall, two double bedrooms, both of which have built-in wardrobes, bathroom and open plan reception room / kitchen, which in turn leads to a good size private rear garden. Further benefits include a private entrance and garden studio, ideal for use as a home office.

Share of Freehold with an underlying lease of 999 years from 1 January 2010

Service Charge:- paid on an Adhoc basis

Ground Rent:- N/A





LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold.

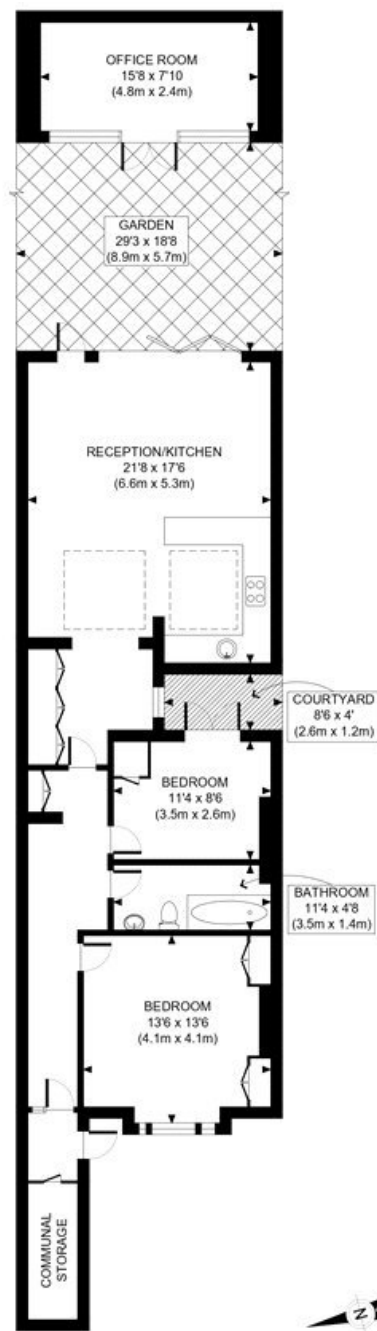
PRICE: £825,000 Share of Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	77
(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	





LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 953 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH OFFICE ROOM: 1076 SQ FT/ 100 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OFFICE ROOM: 953 SQ FT/ 89 SQM

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LOFTUS ROAD, W12

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PROPERTY PHOTO PLANS
BY STEP SURVEY FOR PROPERTY MEASURING

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.

Shepherds Bush | 020 8735 3266 | shepherdsbush@winkworth.co.uk

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