



DUNRAVEN ROAD, LONDON, W12

£575,000 LEASEHOLD

## A WONDERFUL TWO BEDROOM EXAMPLE OF THESE EVER-POPULAR EDWARDIAN PURPOSE BUILT MAISONETTE

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

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## DESCRIPTION:

A wonderful two-bedroom example of these ever-popular Edwardian purpose-built maisonettes. Originally built circa 1908 this apartment retains its period proportions and features.

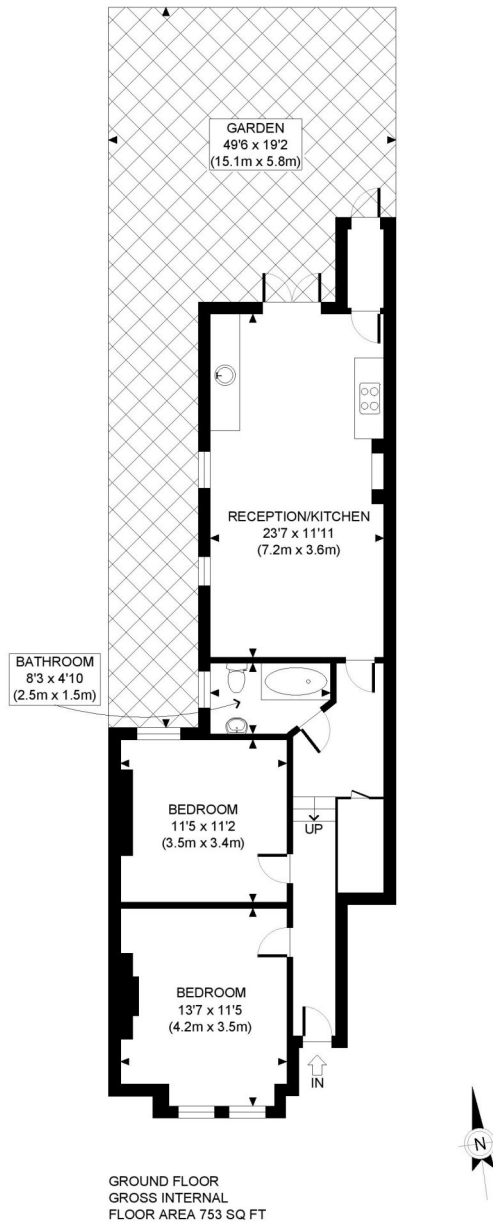
The property offers charm and character throughout with two generous double bedrooms and original wood flooring to the front. To the rear of the property there's a spacious light and bright open plan kitchen and reception area with French doors leading through to an attractive private rear garden. There are also (STPP) masses of potential to extend and reconfigure). The apartment is offered to the market chain free.

## LOCATION:

The Groves area of Shepherds Bush has firmly established itself as one of the most fashionable and desirable locations within the area. With two exceptional gastro pubs and a chic cafe on your doorstep and the increasingly charming and well cared for Wormholt park just down the road. Within close proximity you will also find the Westfield Shopping Complex and Circle, Central and Hammersmith & City underground Lines. It is difficult to imagine why you would not want to live here.







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 753 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 753 SQ FT/ 70 SQM

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(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			
England, Scotland & Wales		66	79
EU Directive 2002/91/EC			

Lease expires: 01/07/2105

Service charge: £0

Ground rent: £25

*figures are approx. and should be used as a guide only*

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