



Shepherds Bush Road, Brook Green, W6

£399,950 Leasehold

A fabulous newly refurbished one bedroom flat, with private roof terrace, on the first floor of a mid-terrace Victorian building.

Reception Room | Open Plan Kitchen | Bedroom | Shower Room | Roof Terrace | 359 Sq Ft / 33 Sq M | Council Tax Band B | EPC Rating Band C

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LOCATION

The property is opposite the junction with Westwick Gardens and Shepherds Bush Road, within easy reach of Brook Green's excellent amenities, including some superb pubs, shops, cafés and restaurants. A further wider range of amenities are on offer at Westfield London, whilst the closest Underground stations are located at Hammersmith and Shepherds Bush, where London Overground services are also on offer.

DESCRIPTION

Immaculately presented throughout, the property offers accommodation comprising entrance hall, reception room with open plan kitchen, shower room and bedroom. The flat further benefits from a private roof terrace, accessed from the living space.





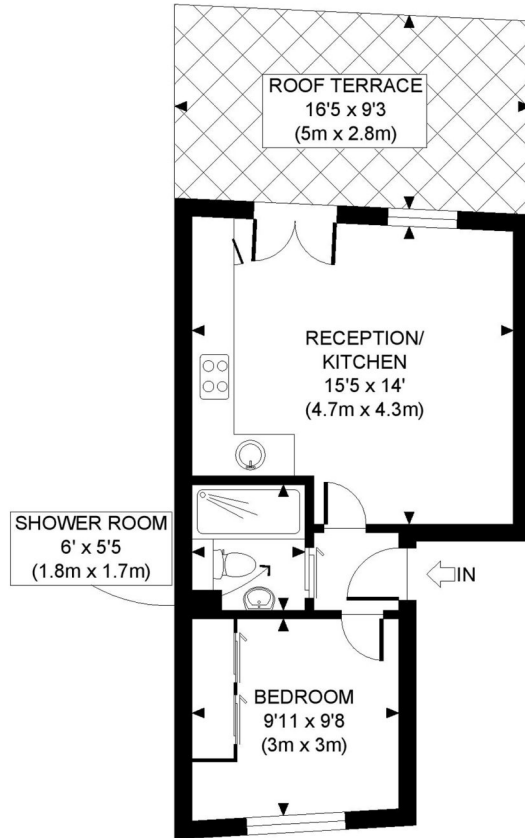
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold.

PRICE: £399,950 Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	79
(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	



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 359 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 359 SQ FT/ 33 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. 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 misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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.

Hammersmith | 0207 371 4466 | hammersmith@winkworth.co.uk



for every step...

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