



Shepherds Bush Road, Brook Green, W6

£925,000 Freehold

A superb three double bedroom maisonette with roof terrace arranged over the top three floors of a Victorian house.

Reception Room | Kitchen | 3 Bedrooms | 2 Bathrooms | Roof Terrace | 1304 Sq Ft / 121 Sq M | Council Tax Band E | EPC Rating Band D

Winkworth



LOCATION

The property is located close to the corner of Minford 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

Offered in extremely good order throughout, accommodation is arranged over three levels comprising two double bedrooms and bathroom on the first floor and third bedroom, shower room and reception room on the second floor, with the kitchen located on a mezzanine level, galleried over the reception. The property further benefits from a private roof terrace and offers bright, spacious rooms throughout.





LOCAL AUTHORITY
Hammersmith and Fulham

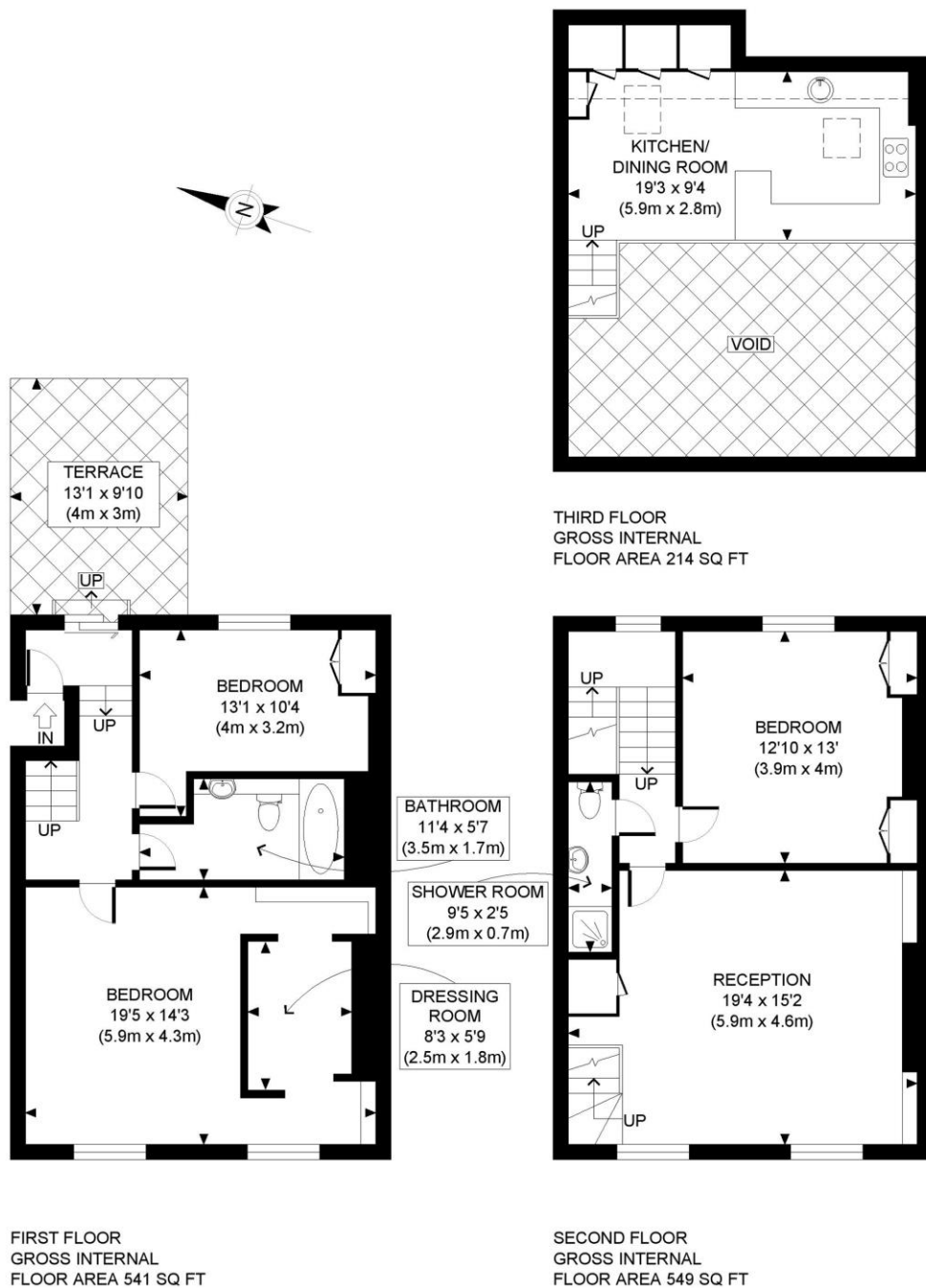
TENURE
Freehold.

PRICE: £925,000 Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA: 1304 SQ FT/ 121 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

Winkworth

for every step...

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.