

Rockley Court, Rockley Road, London, W14

£400,000 Leasehold

A stylish one bedroom flat with private parking in an incredibly convenient location, just off Shepherd's Bush Green.

Reception Room | Kitchen | Bedroom | Shower Room | 466 Sq Ft / 43 Sq M | Council Tax Band B |
EPC Rating Band C

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LOCATION

Rockley Court is located towards the northern end of Rockley Road, ideal for the numerous amenities on offer in Shepherd's Bush and those of Westfield London. The closest station to the property is Shepherd's Bush, which provides both Underground and London Overground services. A further selection of pubs and restaurants are also on offer in Brook Green.

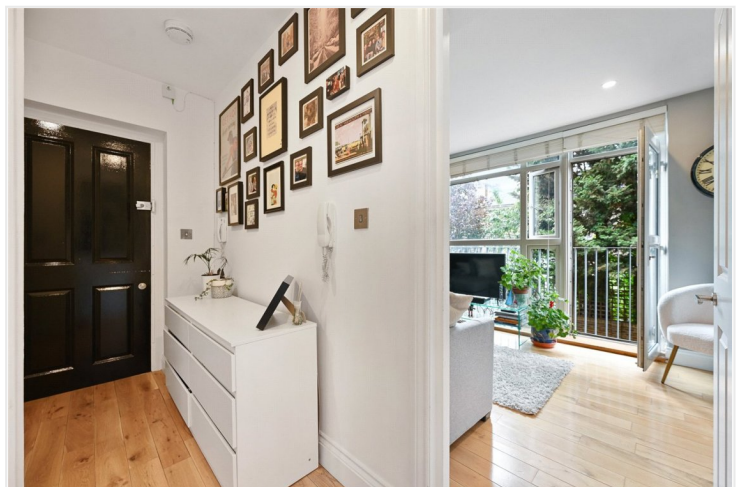
DESCRIPTION

Extremely well presented throughout, this one bedroom flat was built c. 16 years ago and forms part of the Rockley Court development. Accommodation comprises entrance hall, reception room, kitchen, bedroom and shower room. The flat further benefits from a secure off street parking space and is accessed through a gated area, via an entrance shared with just one other flat, as opposed to through the main building.

Lease:- 125 years from 17 July 2009

Service Charge:-£3400 p.a.

Ground Rent:- £300 p.a.





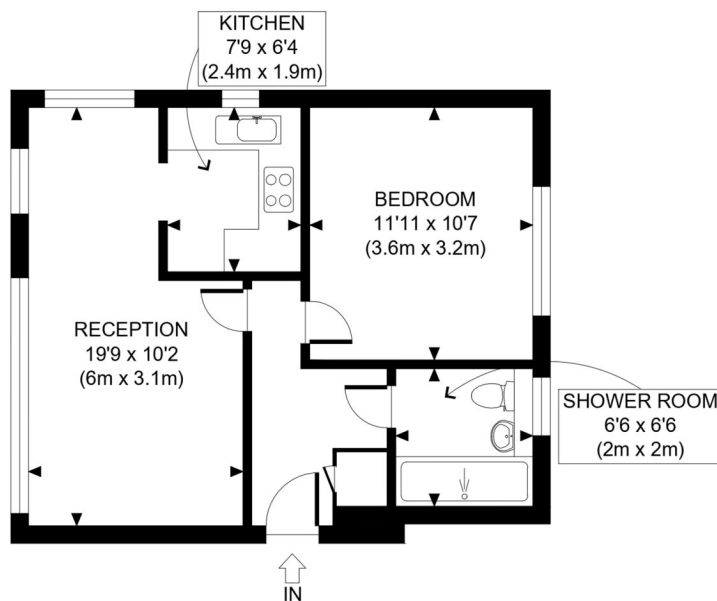
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold 108 years 10 months.

PRICE: £400,000 Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 466 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 466 SQ FT/ 43 SQM

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ROCKLEY COURT, W14

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THE STEP AHEAD FOR PROPERTY MARKETING

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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