



## Lime Grove, London, W12

£795,000 Leasehold

A very spacious and beautifully presented two-bedroom, two-bathroom flat with a private garden in this lovely Victorian conversion.

Reception Room | Kitchen | 2 Bedrooms | En Suite Shower Room | Bathroom | Garden | Vault | 939 Sq Ft / 87 Sq M | Council Tax Band D | EPC Rating Band tbc

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## LOCATION

Lime Grove is an attractive residential street which runs between Goldhawk Road and Uxbridge Road. Moments from Shepherd's Bush Green, Westfield London shopping centre, an abundance of independent shops, restaurants and an internationally famous music venue, as well as outstanding transport links. Goldhawk Road Station and Shepherd's Bush Market Underground stations are both a very short walk away, with Shepherd's Bush also within easy reach, offering both Central line and London Overground services. Numerous well regarded schools are nearby, including St Stephen's CE Primary School.



## DESCRIPTION

Presented to the market in excellent condition is this amazing two-bedroom, two-bathroom garden flat.

The property comprises a spacious reception room, complete with feature fireplace, semi open plan kitchen with space for a dining table and direct access to an incredible private garden. The property also has two double bedrooms with the main bedroom benefitting from an ensuite bathroom and ample built in storage. The second bedroom also has plenty of storage and walk in wardrobe space whilst also offering access to the garden. There is also additional vault storage to the front of the flat.



Leasehold: 189 years from 16th May 2000

Service Charge: TBC

Ground Rent: Peppercorn



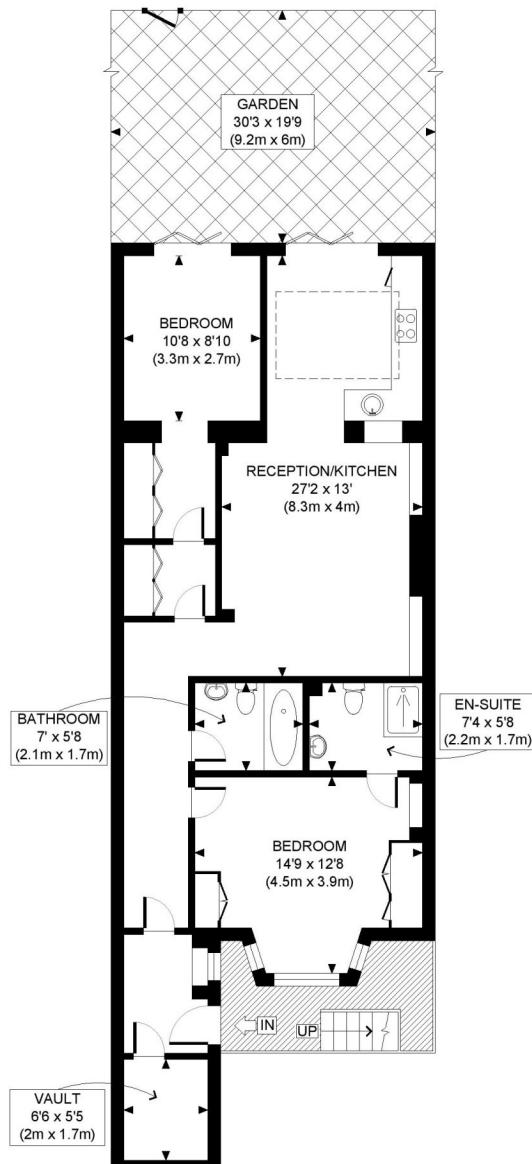
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold 163 years 4 months.

**PRICE: £795,000 Leasehold**



EPC tbc



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH VAULT 939 SQ FT  
FLOOR AREA WITHOUT VAULT 901 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH VAULT: 939 SQ FT/ 87 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT VAULT: 901 SQ FT/ 84 SQM

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LIME GROVE, W12

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**PROPERTY PHOTO PLANS** ONE STEP STEP 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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for every step...

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