



Lime Grove, London, W12

£750,000 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 C

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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

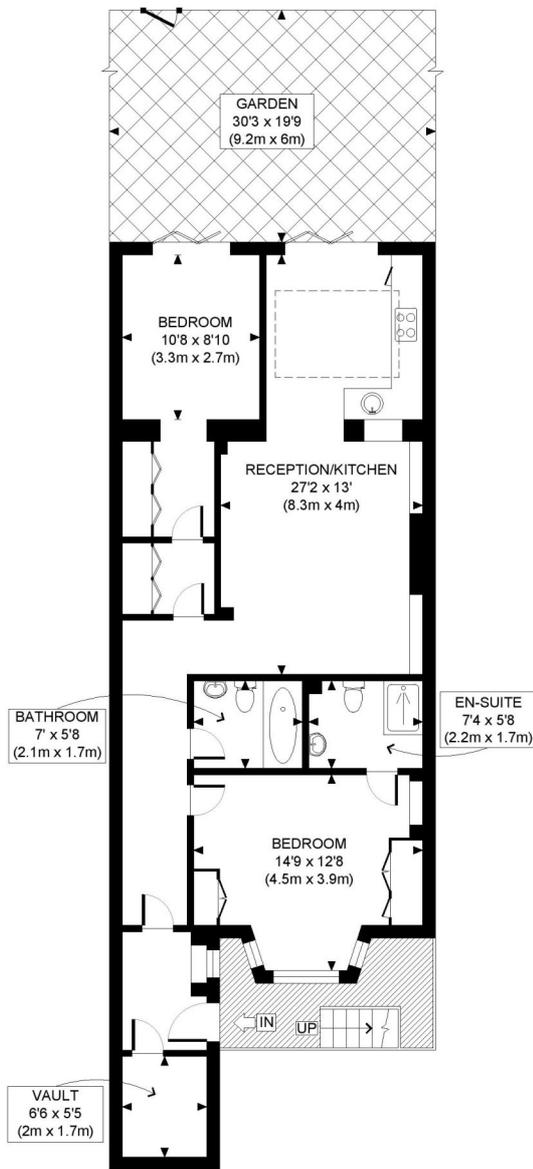
TENURE
Leasehold 163 years 2 months.

PRICE: £750,000 Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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