



Ormiston Grove, London, W12

£700,000 Share of Freehold

A beautifully presented two-bedroom, two-bathroom flat with direct access to a lovely private garden, benefitting from a share of freehold as well.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | En Suite Shower Room | Garden |
883 Sq Ft / 82 Sq M | Council Tax Band E | EPC Rating Band C

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LOCATION

Ormiston Grove forms part of the ever popular 'Groves' area of Shepherd's Bush. Within easy reach of the area's diverse array of shops and restaurants, there are also several pubs and coffee shops close by. The outside spaces of both Wormholt and Ravenscourt Parks are just a short distance away, whilst superb transport links give easy access both in to and out of Central London with Shepherd's Bush Market (Hammersmith and City and Circle line) and Shepherds Bush (Central line and Overground) being the closest stations. A number of well regarded schools are also close by.

DESCRIPTION

This beautifully presented garden flat is arranged over the ground and lower ground of an attractive Victorian property on this sought after residential tree lined street.

The property is presented in excellent condition throughout and comprises two double bedrooms with built-in cupboards and two bathrooms one of which is an ensuite to the main bedroom. There is also a bright and very spacious open plan reception room and kitchen with direct access via bi-folding doors to a lovely private garden. The property also benefits from a share of freehold.

Lease:- 999 years from 1 January 2018

SC:- AdHoc

GR:- n/a





LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 990 years 3 months.

PRICE: £700,000 Share of Freehold

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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