



## Bloemfontein Avenue, London, W12

£700,000 Leasehold

A beautiful two double bedroom ground floor flat with private garden, sold with no onward chain.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | Utility Room | Courtyard | Garden |  
764 Sq Ft / 71 Sq M | Council Tax Band D | EPC Rating Band D

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## LOCATION

Bloemfontein Avenue is an attractive residential street which runs between Bloemfontein Road and Ellerslie Road. Close to 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. Shepherd's Bush Market Underground is the closest station, with Shepherd's Bush also within easy reach, offering both Central Line and London Overground services.

## DESCRIPTION

Offered to the market in great condition is this two-double bedroom ground floor garden flat.

The property comprises, two double bedrooms, family bathroom, separate patio off one of the bedrooms and a spacious open plan kitchen/reception room with additional space for a dining area. The dining area gives direct access to a lovely private west-facing garden.

There is also a cellar in the flat, ideal for storage or use as a utility room.

The property is sold with no onward chain.

Leasehold: 189 years from 26th June 2008 (171 years remaining)

Outgoings – Building Insurance £400 p.a., all other costs on an ad hoc basis

Ground Rent:- N/A





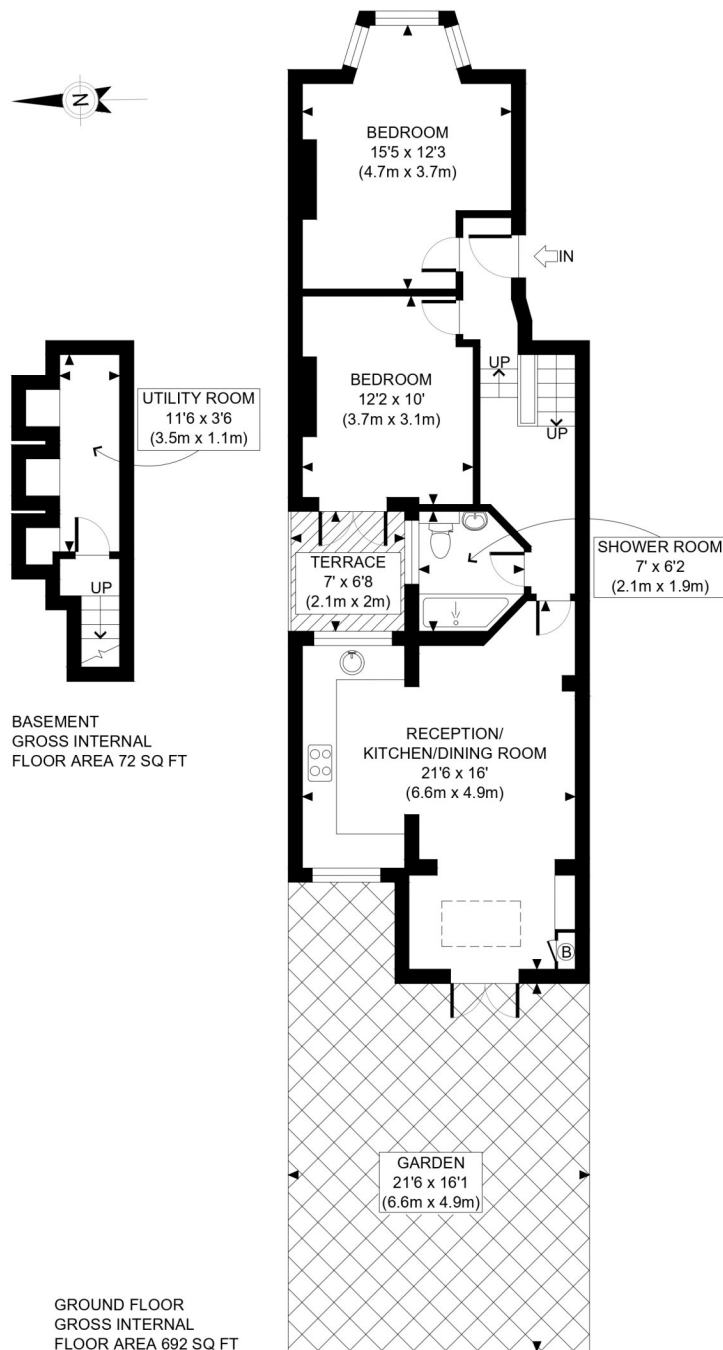
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold 171 years 8 months.

**PRICE:** £700,000 Leasehold



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



APPROX. GROSS INTERNAL FLOOR AREA: 764 SQ FT/ 71 SQM

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BLOEMFONTEIN AVENUE, W12

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