



## Uxbridge Road, W12

£200,000 Leasehold

A good size one bedroom flat with scope for improvement, in the heart of Shepherds Bush.

Reception Room | Kitchen | Bedroom | Bathroom | 438 Sq Ft / 41 Sq M | Council Tax Band D | EPC Rating Band D

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## LOCATION

The property is close to Shepherds Bush Green, Westfield London shopping centre, an abundance of independent bars, restaurants and an internationally famous music venue, as well as outstanding transport links. Shepherds Bush Market Underground station is close by, with Shepherds Bush also within easy reach, offering both Central line and London Overground services.

## DESCRIPTION

The property offers the incoming purchaser the opportunity to update to their own taste, with well proportioned accommodation comprising entrance hall, reception room, bedroom, kitchen and bathroom.



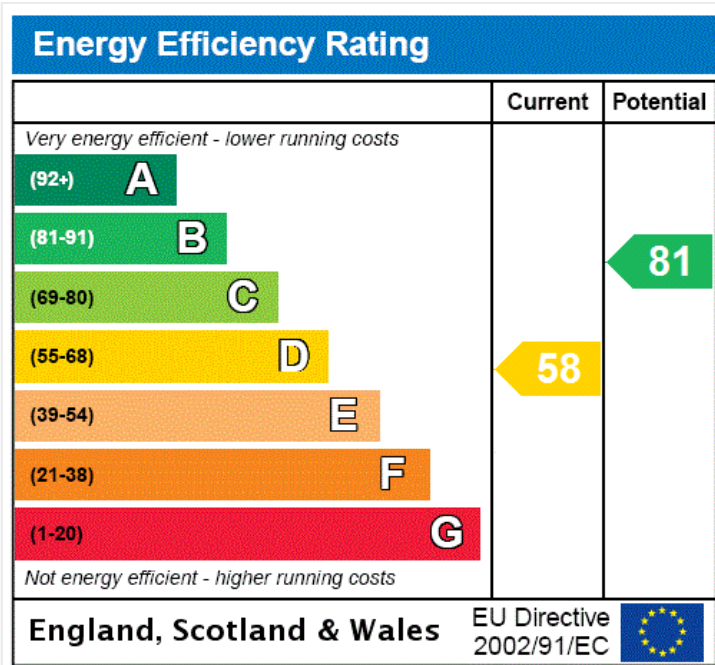
Lease: 999 years  
S/C: £Nil  
GR: £50 p/a

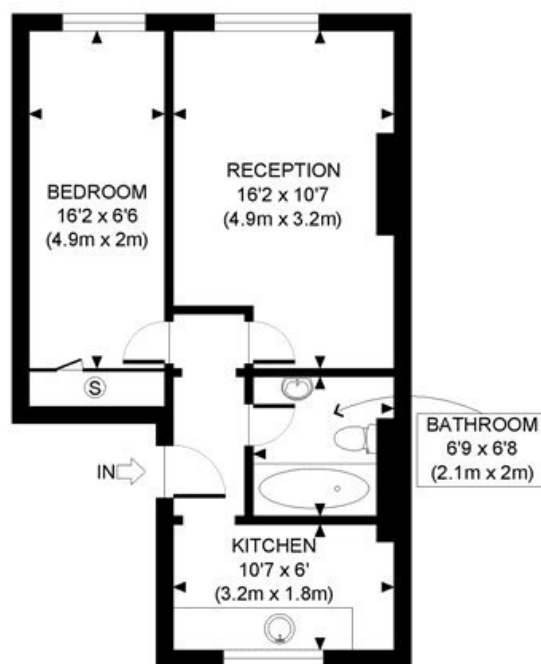


**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold.

**PRICE:** £200,000 Leasehold





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 438 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 438 SQ FT/ 41 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**PROPERTY PHOTO PLANS**  
THE WAY TO THE PROPERTY

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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