



## Oaklands Grove, W12

£625,000 Leasehold

A charming two double bedroom ground floor Edwardian maisonette with private garden, in the ever popular Groves area of Shepherd's Bush.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | Courtyard | Garden | 717 Sq Ft / 67 Sq M | Council Tax Band D | EPC Rating Band C

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## LOCATION

Oaklands 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.

## DESCRIPTION

Well presented throughout, the property offers accommodation which comprises entrance hall, two double bedrooms, bathroom and open plan reception room/kitchen with bi-fold doors leading to a private rear garden. The flat further benefits from its own private entrance.

Lease:- 125 years from 24 June 2002

Service Charge:- Paid on an ad hoc basis

Ground Rent:- £100, increasing to £200 in 2027







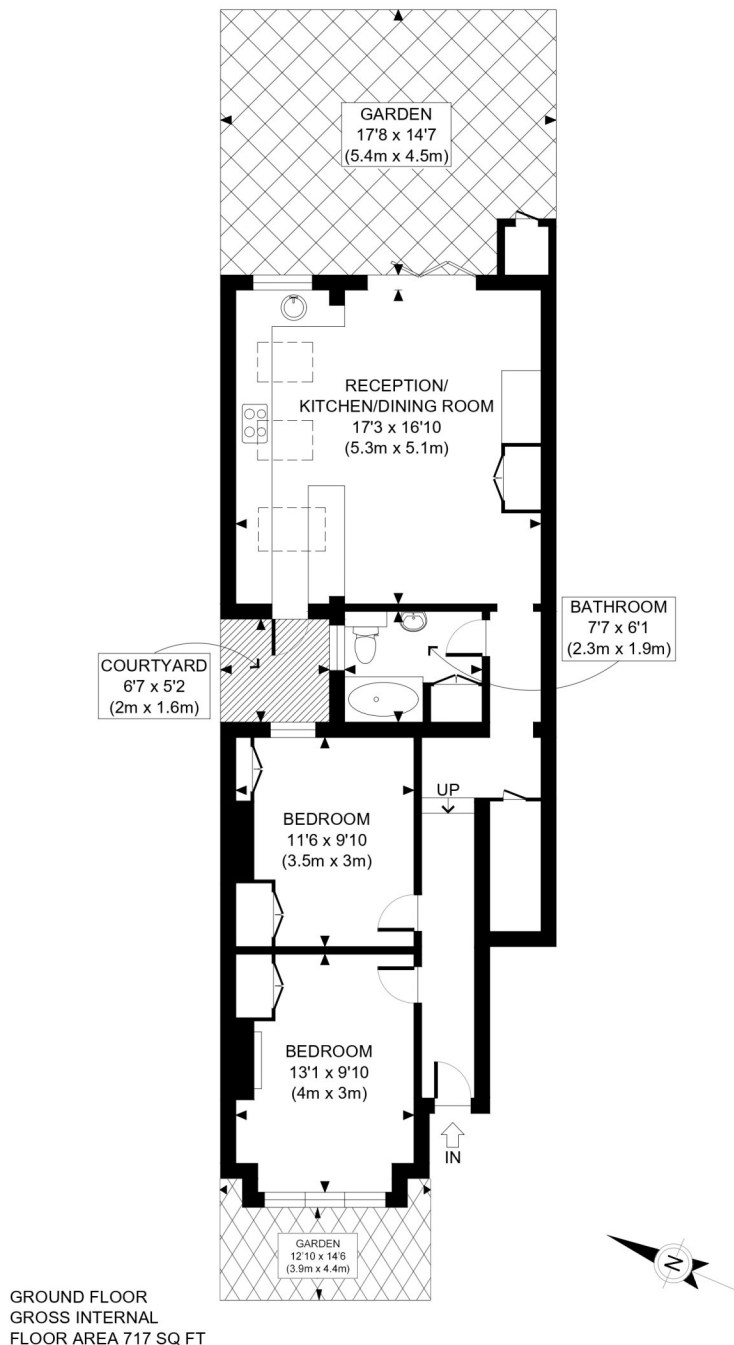
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold 102 years 1 months.

**PRICE:** £625,000 Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA: 717 SQ FT/ 67 SQM

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Shepherds Bush | 020 8735 3266 | [shepherdsbush@winkworth.co.uk](mailto:shepherdsbush@winkworth.co.uk)

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