



Ellerslie Road, London, W12

£595,000 Leasehold

A fully renovated and beautifully presented two-bedroom, two-bathroom split level flat with a private balcony. Sold with no onward chain.

Reception Room | Kitchen | 2 Bedrooms | En Suite Shower Room | Bathroom | Balcony | 696 Sq Ft / 65 Sq M | Council Tax Band C | EPC Rating Band C

Winkworth

winkworth.co.uk

for every step...



LOCATION

Ellerslie Road is ideally located for the diverse array of amenities on offer in Shepherd's Bush, including live music venues and theatre, numerous pubs, bar and restaurants, as well as Westfield London shopping centre. A range of public transport options are close to hand including both Central Line Underground and London Overground services at Shepherds Bush. Hammersmith & City and Circle Line routes are also found at Shepherds Bush market.

DESCRIPTION

Presented to the market in excellent condition throughout, is this lovely two-bedroom split level flat.

The property comprises two double bedrooms on the first floor with the principal bedroom having an ensuite bathroom as well as a second bathroom. The top floor is an open plan reception/kitchen with integrated appliances. The reception has direct access to a private south-facing balcony. The flat further benefits from a long lease is sold with no onward chain.

Lease: 125 Years from 26th September 2024

Service Charge: £1,356 pa

Ground Rent: Peppercorn





LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold 123 years 5 months.

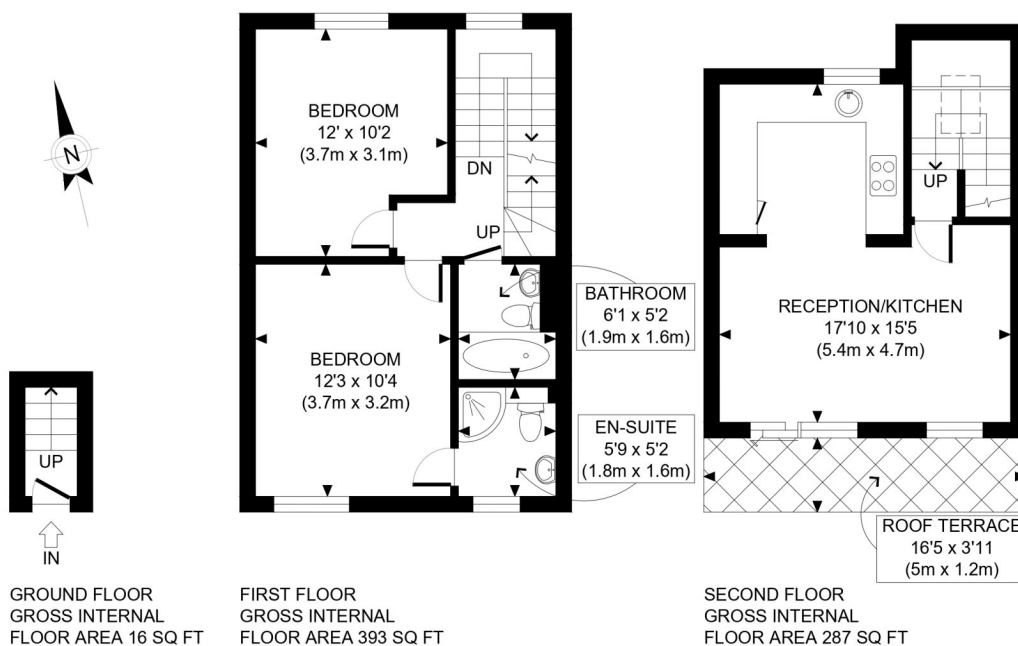
PRICE: £595,000 Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Scan for webpage



APPROX. GROSS INTERNAL FLOOR AREA: 696 SQ FT/ 65 SQM

Winkworth

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 .CO.UK
ONE STOP SHOP FOR PROPERTY IMAGERY

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.

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

Winkworth

for every step...

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.