



Willow Vale, Shepherd's Bush, W12

£895,000 Freehold

A delightful three bedroom Edwardian house with garden on a quiet no through road.

Double Reception Room | Kitchen | 3 Bedrooms | 2 bathrooms | Cloakroom | Garden | 1,251 Sq Ft / 116.2 Sq M | Council Tax Band E | EPC Rating Band C

Winkworth

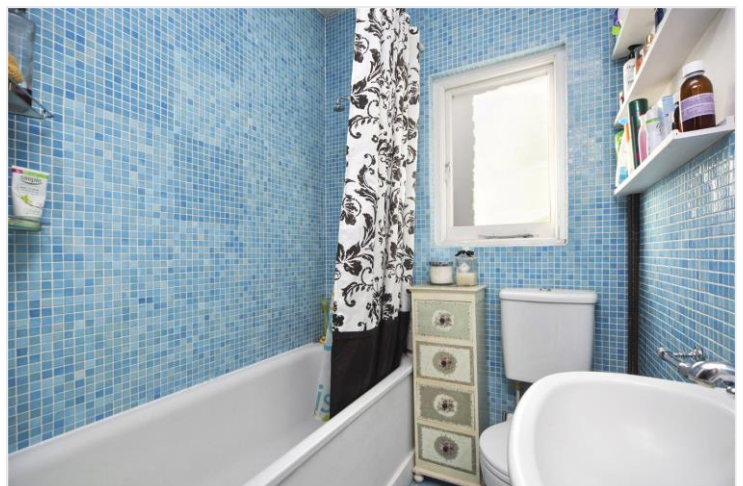


LOCATION

Willow Vale is a quiet cul de sac in 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

Offered in good order throughout, this Edwardian house benefits from accommodation comprising of entrance hall, cloakroom, double reception room and extended open plan kitchen on the ground floor; two double bedrooms and bathroom on the first floor and main bedroom with en suite shower room on the top floor. The house further benefits from a private rear garden and is marketed with no onward chain.





LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Freehold.

PRICE: £895,000 Freehold



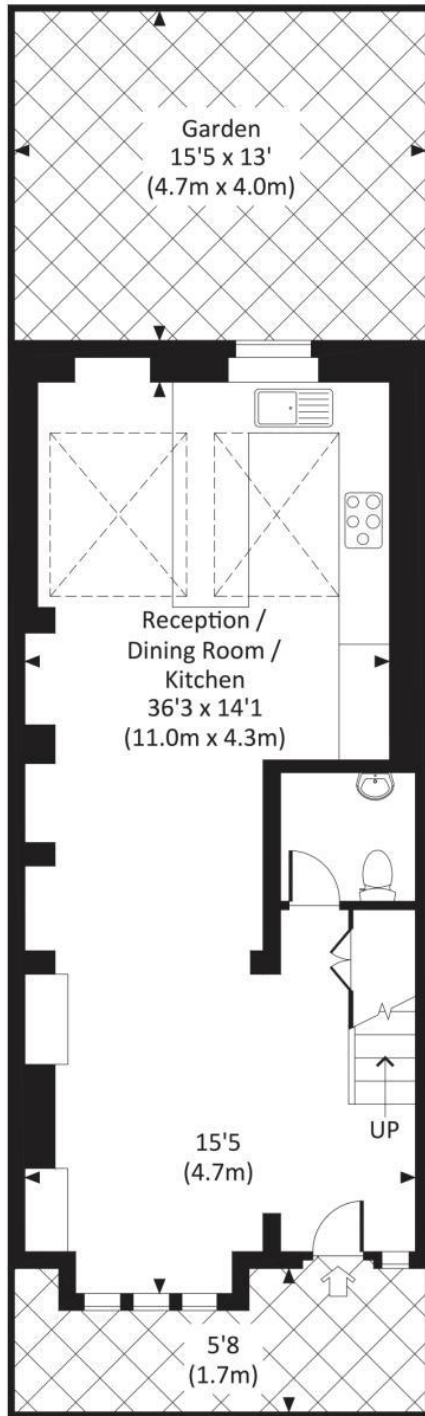
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

WILLOW VALE, W12

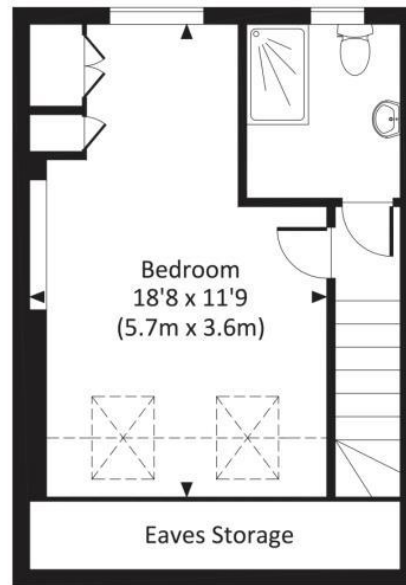
Approx. gross internal area

1180 Sq.Ft. / 109.6 Sq.M.

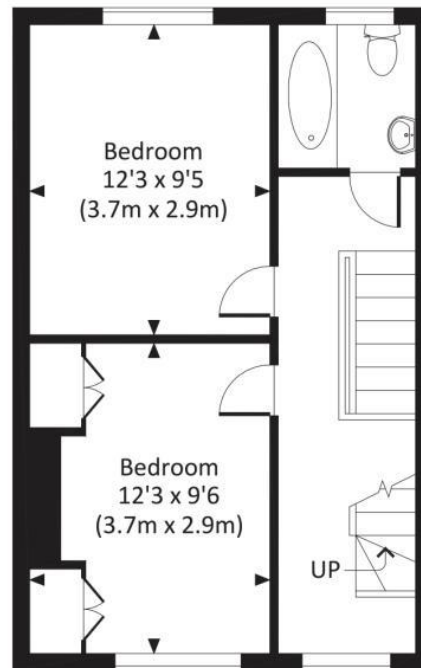
1251 Sq.Ft. / 116.2 Sq.M. Inc. Restricted Height Area & Eaves Storage



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2016 www.dowlingjones.com 020 7610 9933

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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