



Ellerslie Road, W12

£599,950 Leasehold

A superb two double bedroom raised ground floor flat with private roof terrace.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Cloakroom | Roof Terrace | 822 Sq Ft / 76 Sq M | Council Tax Band D | EPC Rating Band C

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LOCATION

Ellerslie Road is a convenient, central location in close proximity to numerous great pubs, bars and restaurants, whilst 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 found at Shepherds Bush market, whilst Westfield London is also within close proximity.

DESCRIPTION

The property offers well proportioned accommodation which comprises entrance hall, cloakroom, two double bedrooms, bathroom and a superb dual aspect reception room/kitchen which in turn leads to a private roof terrace. An ideal first time buy and offered with no onward chain.

Lease: 125 years from 25 December 2009

Service Charge: 25 % of outgoings

Ground Rent: £250 pa





LOCAL AUTHORITY
Hammersmith & Fulham

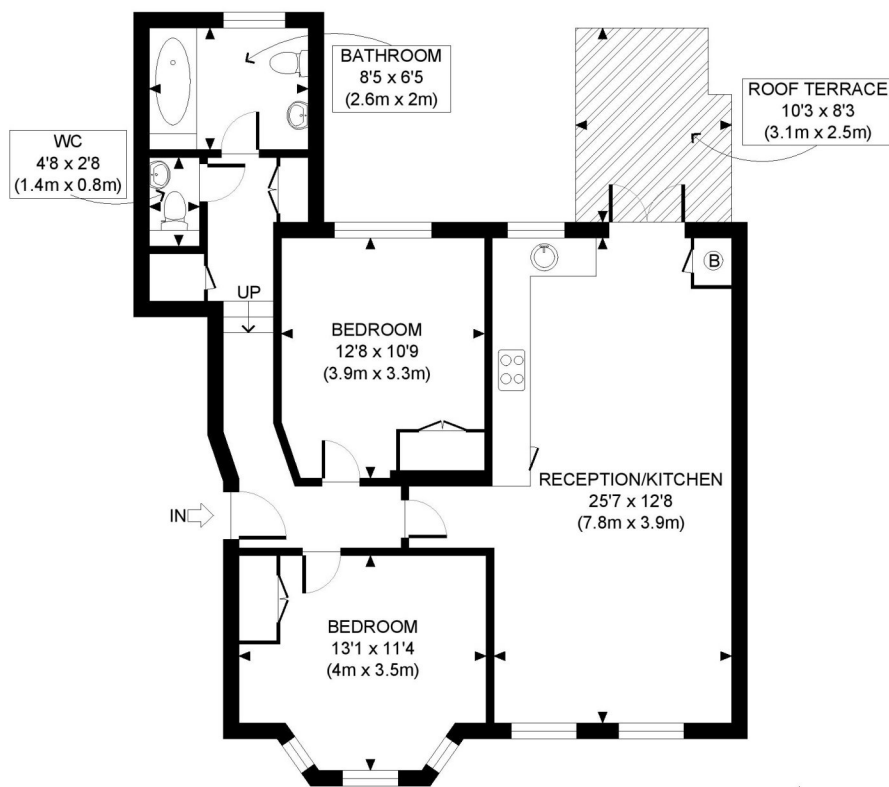
TENURE
Leasehold.

PRICE: £599,950 Leasehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	78
(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	



RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 822 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 822 SQ FT/ 76 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.

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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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