



## Lanark Mansions, Pennard Road, W12

£599,950 Leasehold

A superb two double bedroom, two bathroom flat in the heart of vibrant Shepherds Bush.

Reception Room | Open Plan Kitchen | 2 Bedrooms | En Suite Shower Room | Bathroom | 783 Sq Ft / 70 Sq M | Council Tax Band D | EPC Rating Band C

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## LOCATION

Pennard Road is an attractive residential street which runs between Goldhawk Road and Uxbridge Road. Moments from Shepherd's Bush Green, Westfield London shopping centre, an abundance of independent shops, restaurants and an internationally famous music venue, as well as outstanding transport links. Shepherd's Bush Market Underground station is just moments away, with Shepherd's Bush also within easy reach, offering both Central line and London Overground services.

## DESCRIPTION

The flat is on the second floor of a period building and is well presented throughout, offering accommodation which comprises entrance hall, dual aspect reception room with open plan kitchen, bathroom and two double bedrooms, one of which has an en suite shower room.

Lease:- 125 years from 25 December 2013

Service Charge:- £1440 p.a.

Ground Rent:- £500 p.a.








**LOCAL AUTHORITY**  
Hammersmith & Fulham

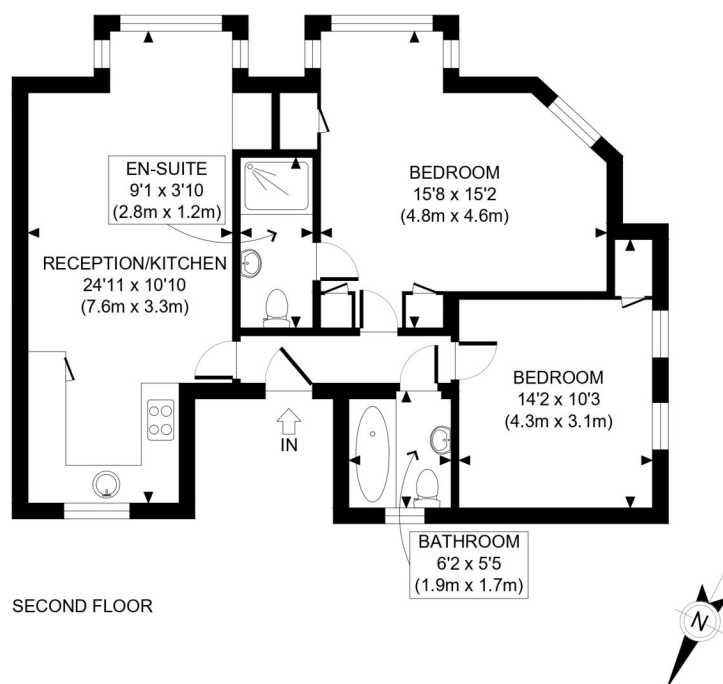
**TENURE**  
Leasehold 113 years 6 months.

**PRICE:** £599,950 Leasehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	



APPROX. GROSS INTERNAL FLOOR AREA: 783 SQ FT/ 70 SQM

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LANARK MANSIONS, W12

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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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**for every step...**

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