



BOOT COURT, SHEPHERDS BUSH, LONDON, W12

**£650,000** LEASEHOLD

A STUNNING TWO DOUBLE BEDROOM THIRD FLOOR APARTMENT WITH PRIVATE ROOF TERRACE FORMING PART OF THE OF THE NEW GATED BOUTIQUE DEVELOPMENT OF BOOT COURT, CONSISTING OF EIGHT LUXURY APARTMENTS SET IN THE HEART OF THE WENDELL PARK AREA

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

A member of  OnTheMarket.com

[winkworth.co.uk/shepherds-bush](https://www.winkworth.co.uk/shepherds-bush)

**Winkworth**

for every step...





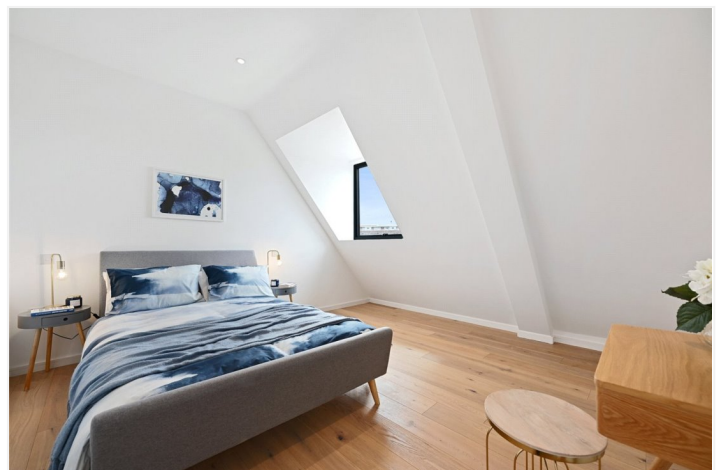
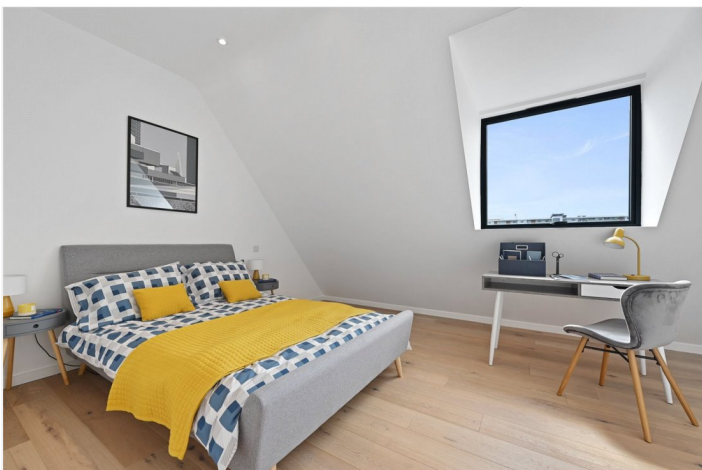
## DESCRIPTION:

A Stunning two double bedroom third floor apartment with roof terrace forming part of the of the new gated boutique development of Boot Court, consisting of eight luxury apartments set in the heart of the Wendell Park area.

The apartments are finished to an excellent standard throughout with fully integrated kitchens with a high specification appliances, as well as hardwood flooring and underfloor heating.

## LOCATION:

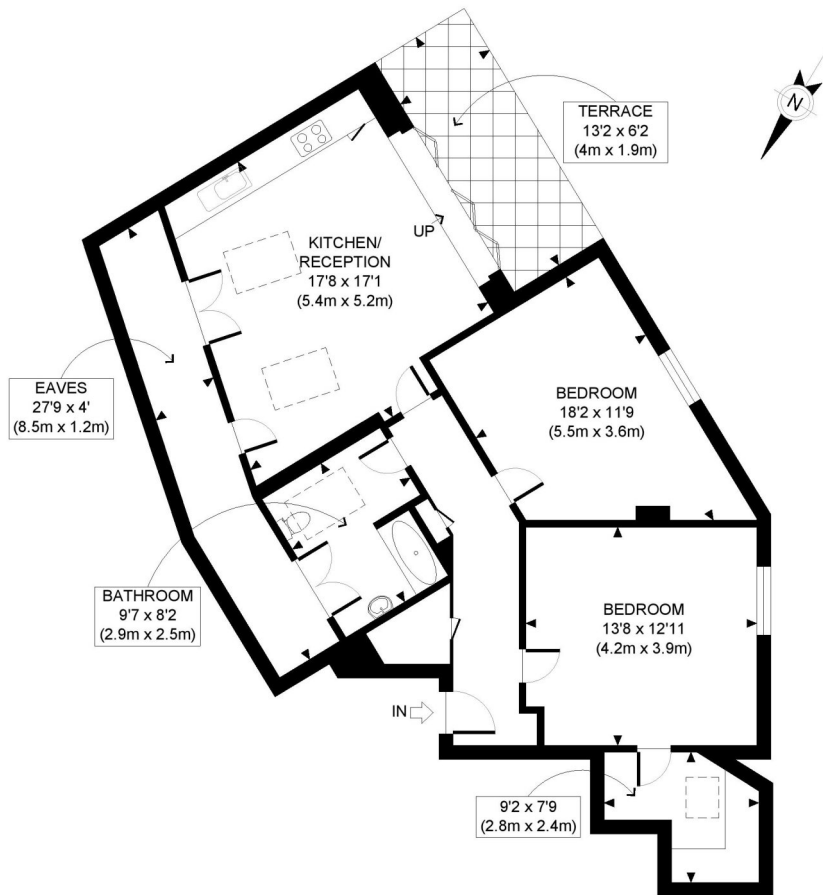
Jeddo Road is a calm and residential street while also offering excellent transport links and positioned a short stroll from Askew Village with its selection of local favourites such as The Ginger Pig, October 26 Artisan Bakery and Askew Wine. There are a number of excellent schools in the area plus Leiths School of Food and Wine and Kite Art Studios.











THIRD FLOOR  
 GROSS INTERNAL  
 FLOOR AREA WITH EAVES 1004 SQ FT  
 FLOOR AREA WITHOUT EAVES 879 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES: 1004 SQ FT/ 93 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES: 879 SQ FT/ 82 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
 ONE STOP SHOP FOR PROPERTY MARKETING

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England, Scotland & Wales		EU Directive 2002/91/EC	

**Lease expires: 27/06/2147**  
**Service charge: £1560**  
**Ground rent: £350**  
**Council tax band: E**

*All figures are approx. and should be used as a guide only*

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



**for every step...**

[winkworth.co.uk/shepherds-bush](http://winkworth.co.uk/shepherds-bush)