



Loftus Road, Shepherd's Bush, W12

£1,500,000 Freehold

A fabulous four bedroom family house with substantial garden on this ever popular tree lined road.

Double Reception Room | Kitchen | 4 Bedrooms | Bathroom | Shower Room | Garden | 1896 Sq Ft /
176 Sq M | Council Tax Band G | EPC Rating Band D

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LOCATION

Loftus Road is a tree lined residential street which 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. Public transport is second to none, with numerous bus routes, Underground and London Overground stations within easy reach.

DESCRIPTION

Offered in extremely good order throughout, accommodation comprises entrance hall, double reception room and bedroom/study on the raised ground floor; the lower ground floor offers kitchen/family room, walk-in larder, shower room and bedroom; the first floor offers two further bedrooms and bathroom. The house also benefits from a good size private garden, whilst there is also scope, subject to the usual necessary consents, to extend and create an additional floor.





LOCAL AUTHORITY
Hammersmith & Fulham

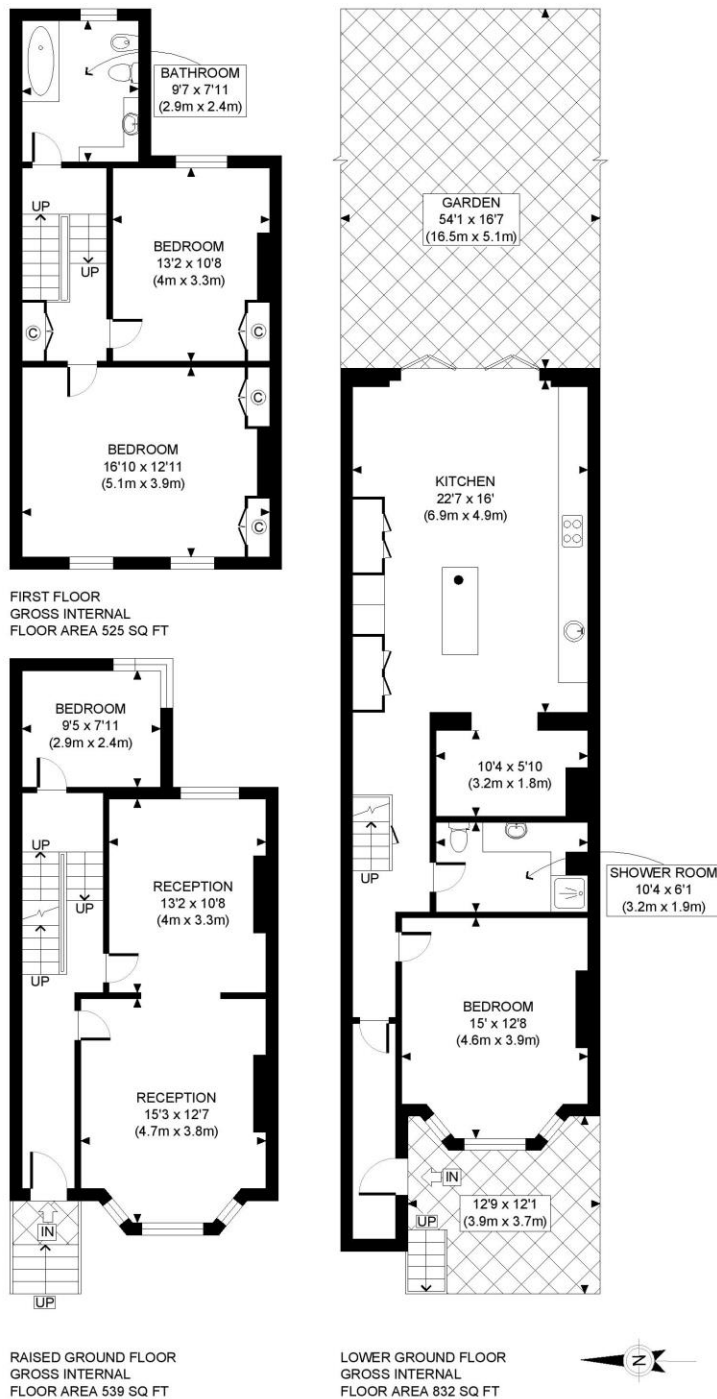
TENURE
Freehold.

PRICE: £1,500,000 Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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ONE STOP SHOP FOR PROPERTY MARKETING

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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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