



## Arlington House, Tunis Road, London, W12

£450,000 Leasehold

A bright and beautifully presented south-facing, two-bedroom flat with two private balconies sold with no onward chain.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | 2 Balconies | 743 Sq Ft / 69 Sq M | Council Tax Band C | EPC Rating Band D

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## LOCATION

Tunis Road is an attractive quiet residential tree lined street, moments from all the local amenities and transport links Shepherd's Bush has to offer. Television Centre, Soho House and Westfield London are all within easy reach, with Shepherd's Bush Market (Hammersmith and City and Circle line) and Shepherds Bush (Central line and Overground) being the closest stations.

## DESCRIPTION

Having been fully refurbished by the current owners, this two bedroom flat is presented to the market in excellent condition.

The property comprises two double bedrooms, spacious reception room with access to a private south-facing balcony, separate kitchen, bathroom and WC. The property further benefits from a second private balcony as well. Offered to the market with no onward chain.

Service Charge - £1,560 p.a.

Ground Rent - N/A





**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold 171 years 7 months.

**PRICE:** £450,000 Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 743 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 743 SQ FT/ 69 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.

**PROPERTY PHOTO PLANS**  
ONE STOP SHOP FOR PROPERTY MARKETING

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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