



## 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.

Leasehold - 171 years remaining

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		



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THIRD FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 743 SQ FT



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

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