



## Galloway Road, London, W12

£899,950 Freehold

A delightful three bedroom, three bathroom house on the ever popular Galloway Road.

Reception Room | Kitchen / Dining Room | 3 Bedrooms | En Suite Shower Room | En Suite Bathroom | Shower Room | Utility Room | Garden | 1209 Sq Ft / 118 Sq M | Council Tax Band E | EPC Rating Band D

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## LOCATION

Galloway Road forms part of the ever popular 'Groves' area of Shepherd's Bush. Within easy reach of the area's diverse array of shops and restaurants, there are also several pubs and coffee shops close by. The outside spaces of both Wormholt and Ravenscourt Parks are just a short distance away, whilst superb transport links give easy access both in to and out of Central London. A number of well regarded schools are also close by.

## DESCRIPTION

The house is extremely well presented throughout and offers accommodation comprising reception room, kitchen/dining room and utility room on the ground floor; the first floor shower room, two double bedrooms, one with en suite bathroom and the top floor a further double bedroom with en suite bathroom. The house also offers a rear patio garden.







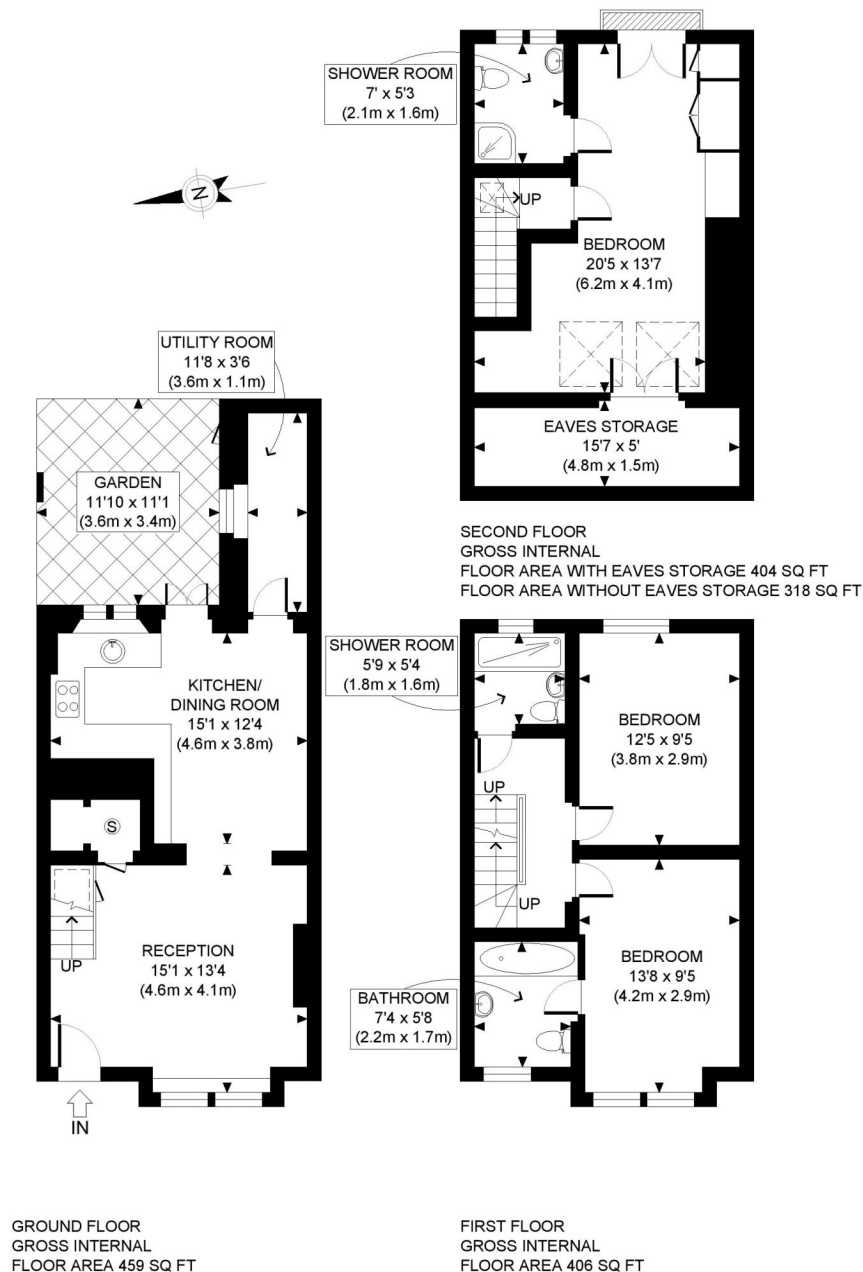
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Freehold.

**PRICE:** £899,950 Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1269 SQ FT/ 118 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1183 SQ FT/ 110 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.

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.

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

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