



## Lime Grove, London, W12

£385,000 Leasehold

A well presented two-bedroom, first floor flat. Sold with private off-street parking, a long lease and no onward chain.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Off-street Parking | 539 Sq Ft / 50 Sq M | Council Tax Band D | EPC Rating Band C

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## LOCATION

Lime Grove is an attractive residential street which runs between Goldhawk Road and Uxbridge Road. Moments from Shepherd's Bush Green, Westfield London shopping centre, an abundance of independent shops, restaurants and an internationally famous music venue, as well as outstanding transport links. Goldhawk Road Station and Shepherd's Bush Market Underground stations are both a very short walk away, with Shepherd's Bush also within easy reach, offering both Central line and London Overground services.

## DESCRIPTION

Presented to the market in good condition throughout is this lovely two-bedroom flat.

The property comprises open plan reception room and kitchen, two double bedrooms and a family bathroom.

The property further benefits from private off-street parking, a long lease and is sold with no onward chain.

Leasehold - 189 years from 23rd July 2014

Service Charge - £1,253.04 pa

Ground Rent - £30 pa





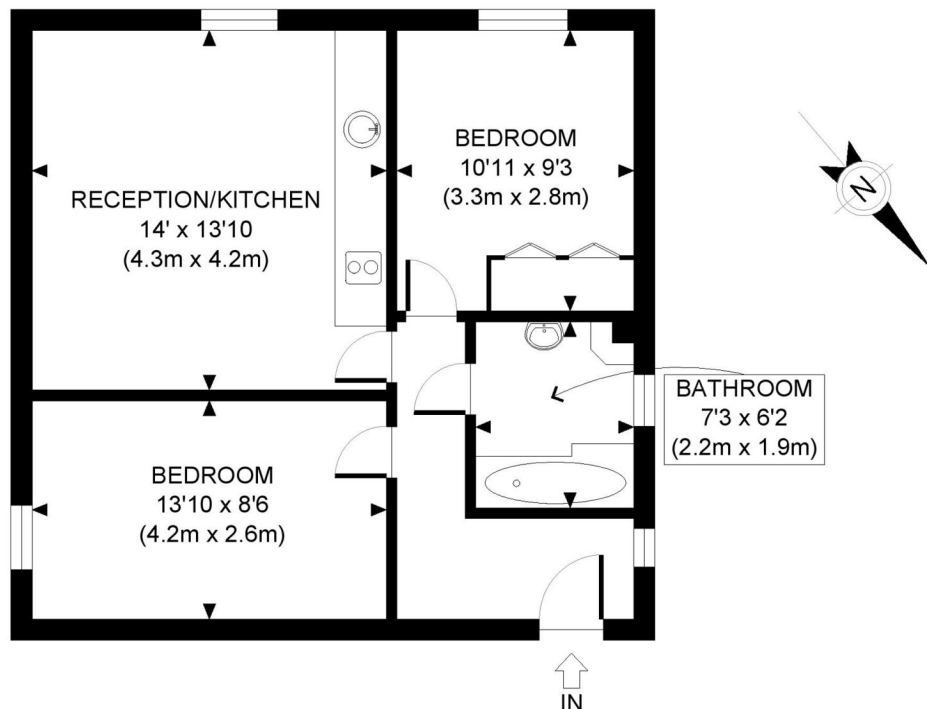
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold 176 years 10 months.

**PRICE:** £385,000 Leasehold



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 539 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 539 SQ FT/ 50 SQM

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ONE STOP SHOP FOR PROPERTY MARKETING

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 miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. 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.

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for every step...

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