



## Harrington Court, Devonport Road, London, W12

£925,000 Share of Freehold

An immaculately presented three-bedroom, three-bathroom split level apartment with a beautiful private garden.

Reception Room | Kitchen | 3 Bedrooms | En Suite Bathroom | 2 Bathrooms | Utility Room | Garden |  
1301 Sq Ft / 121 Sq M | Council Tax Band E | EPC Rating Band B

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## LOCATION

Devonport Road is moments from the amenities of Shepherd's Bush, with its wonderful array of independent restaurants, bars and Westfield Shopping Centre. The transport connections of Shepherd's Bush Market Underground station (Hammersmith & City and Circle Lines) and Shepherd's Bush (Central line and London Overground) are both within easy reach. The Ofsted outstanding rated St Stephen's C of E Primary School is just moments away, whilst a variety of other highly regarded schools in both state and private sectors are also close by.

## DESCRIPTION

An immaculately presented split level apartment in a modern building. The property comprises bright and spacious reception room with direct access to a private garden, three double bedrooms all of which have built in wardrobes, three bathrooms one of which is an ensuite, separate kitchen/dining room with direct access to a private patio. The property also has a utility room and benefits from a share of freehold.

Lease: Share of Freehold with underlying lease of 125 years from 25 March 2015

Service Charge: £3100 p.a

Ground rent: N/A

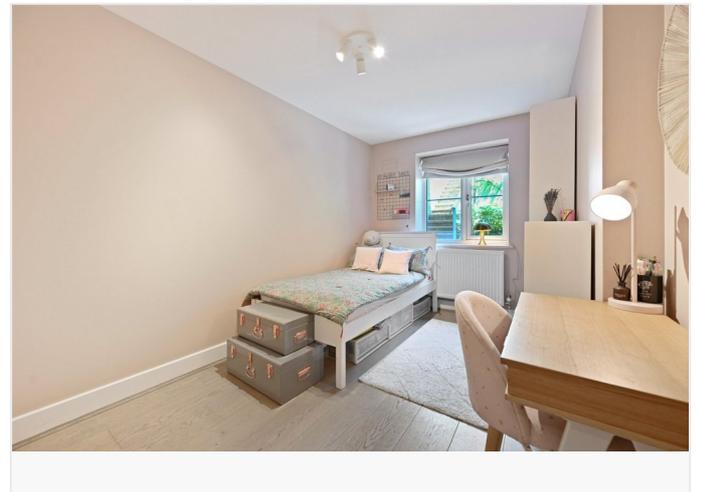




**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold 114 years 1 months.

**PRICE: £925,000 Share of Freehold**



Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 84 B	← 84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





APPROX. GROSS INTERNAL FLOOR AREA: 1301 SQ FT/ 121 SQM

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DEVONPORT ROAD, W12

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**  
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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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