

Tunis Road, W12

£450,000 Leasehold

A bright one bedroom flat with private garden, on the ground floor of a mid-terrace Victorian house.

Reception Room | Kitchen | Bedroom | Bathroom | Patio | 460 Sq Ft / 43 Sq M | Council Tax Band D |
EPC Band Rating C

Winkworth

winkworth.co.uk

for every step...



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.

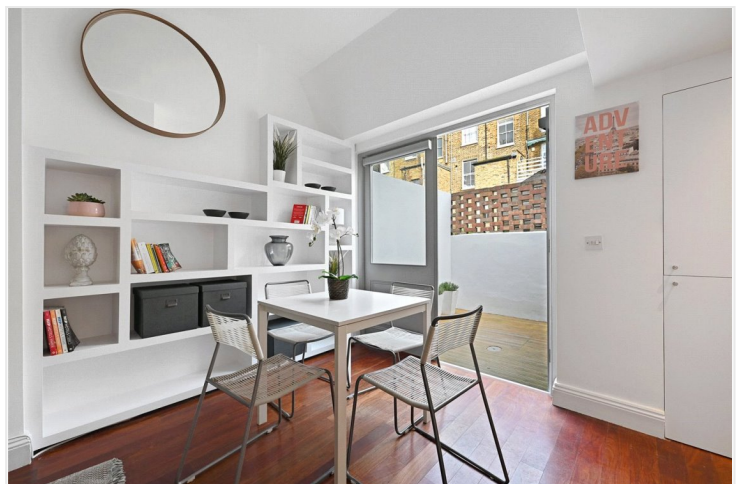
DESCRIPTION

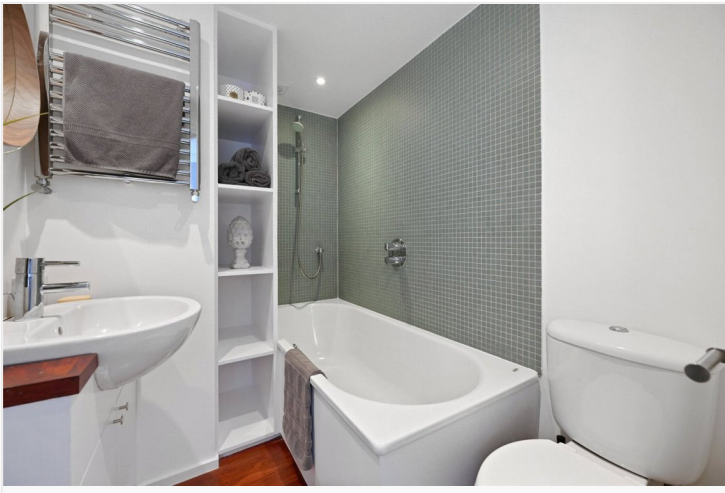
The property is well presented throughout and offers accommodation which comprises entrance hall, bedroom, bathroom and open plan kitchen/reception room which in turn leads to a private rear garden. Offered with no onward chain, this would be a perfect first time buy.

Lease:- 125 years from 29 September 2006

Service Charge:- £2014 for 2025

Ground Rent:- £250 p.a.

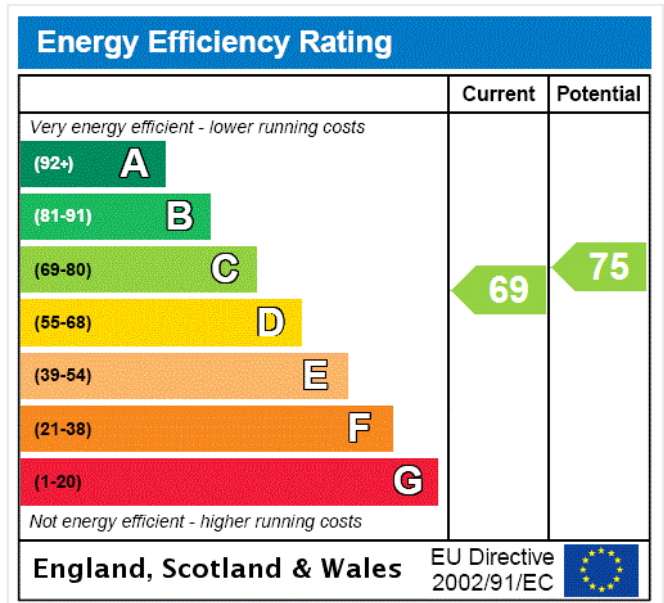


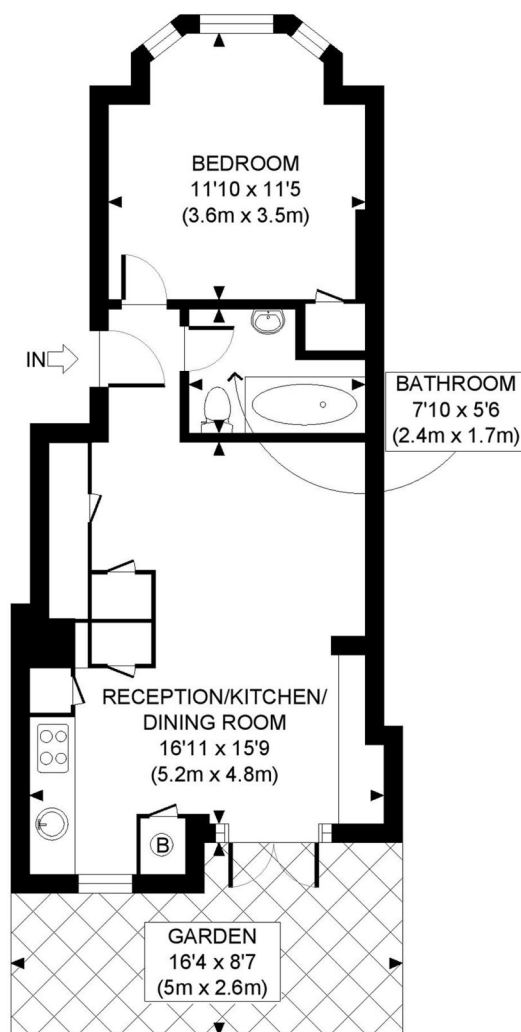


LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold 106 years 4 months.

PRICE: £450,000 Leasehold





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 460 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 460 SQ FT/ 43 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

Winkworth

for every step...

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.