



## Adelaide Grove, W12

£775,000 Freehold

An unmodernised three bedroom mid-terrace Edwardian house.

Reception Room | Kitchen | Dining Room | 3 Bedrooms | Bathroom | Garden | 906 Sq Ft / 84 Sq M |  
Council Tax Band E | EPC Rating Band D

**Winkworth**



### LOCATION

Adelaide Grove 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.

### DESCRIPTION

Now in need of complete refurbishment, the property offers accommodation which comprises entrance hall, double reception room and kitchen on the ground floor, with the first floor offering two double bedrooms, third bedroom/study and bathroom.





**LOCAL AUTHORITY**

London Borough of Hammersmith & Fulham

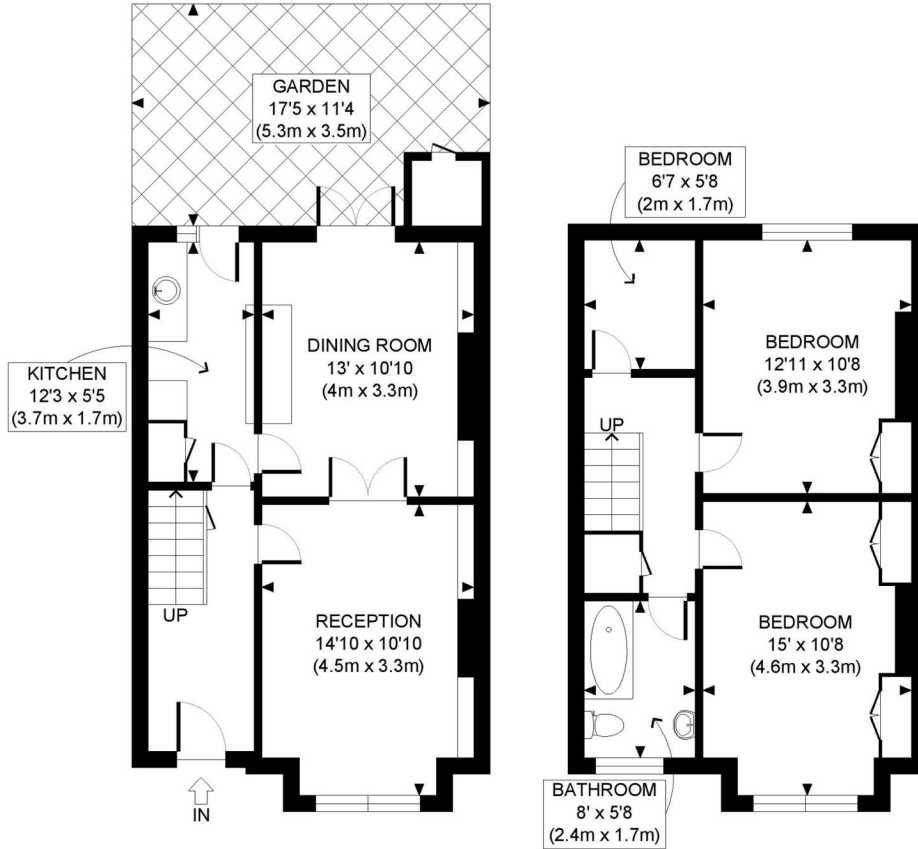
**TENURE**

Freehold.

**PRICE: £775,000 Freehold**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 450 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 456 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 906 SQ FT/ 84 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)

# Winkworth

for every step...