



Ellerslie Road, London, W12

£475,000 Share of Freehold

A beautifully presented two-bedroom flat with a private south-facing patio garden. The property is also sold with a share of freehold.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Patio | 673 Sq Ft / 63 Sq M | Council Tax Band D | EPC Rating Band C

Winkworth

winkworth.co.uk

for every step...



LOCATION

Ellerslie Road is ideally located for the diverse array of amenities on offer in Shepherd's Bush, including live music venues and theatre, numerous pubs, bar and restaurants, as well as Westfield London shopping centre. A range of public transport options are close to hand including both Central Line Underground and London Overground services at Shepherds Bush. Hammersmith & City and Circle Line routes are also found at Shepherds Bush market.

DESCRIPTION

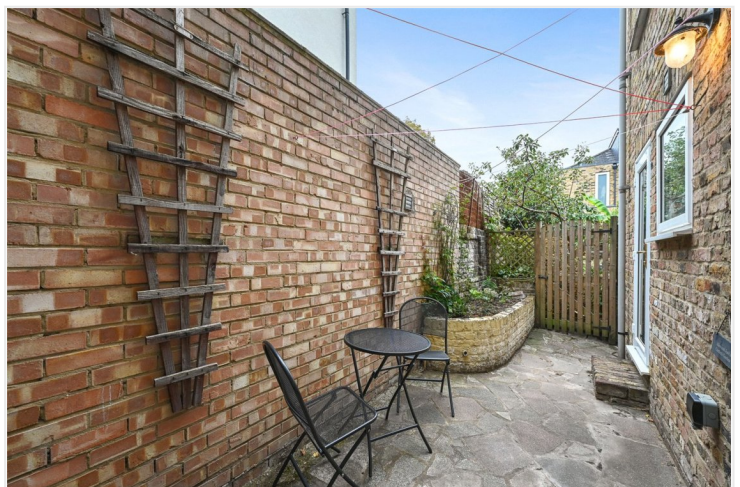
Presented to the market in very good condition throughout is this wonderful two-bedroom flat.

The property comprises a spacious reception room with bay window, separate kitchen, modern bathroom and two double bedrooms with the second bedroom giving direct access to a private south-facing patio garden. The property also benefits from a share of freehold.

Lease - 125 years from 25 March 1995

Service Charge - N/A

Ground Rent - N/A





LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 93 years 6 months.

PRICE: £475,000 Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 673 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 673 SQ FT/ 63 SQM

Winkworth

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
FOR THE PROPERTY PHOTOGRAPHY

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.