



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

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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

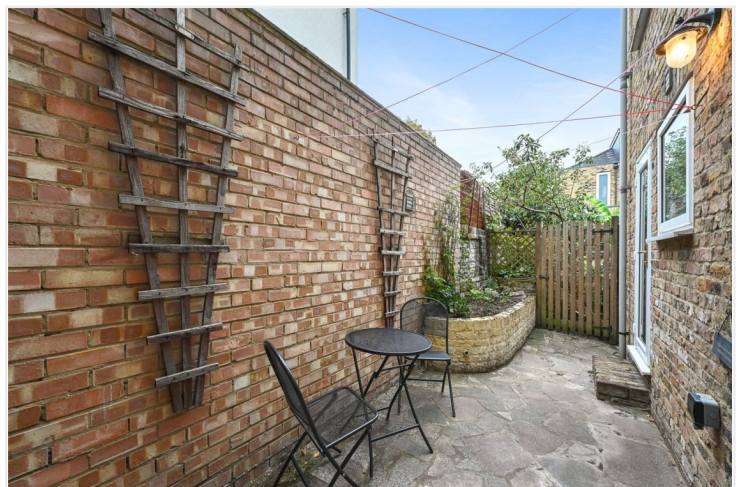
Presented to the market in very good condition throughout is this wonderful two-bedroom flat.

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.

Share of Freehold- underlying lease of 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		



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LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 673 SQ FT

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

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THE WAY TO THE PROPERTY REVEALS ITSELF

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