



Oaklands Grove, Shepherd's Bush, W12

£650,000 Share of Freehold

A delightful two bedroom, two bathroom Edwardian maisonette, with the benefit of a private rear garden.

Reception Room | Kitchen | 2 Bedrooms | En Suite Shower Room | Bathroom | Garden | 1002 Sq Ft / 93 Sq M | Council Tax Band D | EPC Rating Band D

Winkworth



LOCATION

Oaklands 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

Offered in good order throughout, the property benefits from accommodation which comprises entrance hall, reception room, bedroom, bathroom and kitchen/dining room on the first floor, with the second floor offering the main bedroom with en suite shower room. Further benefits include a private entrance and rear garden.





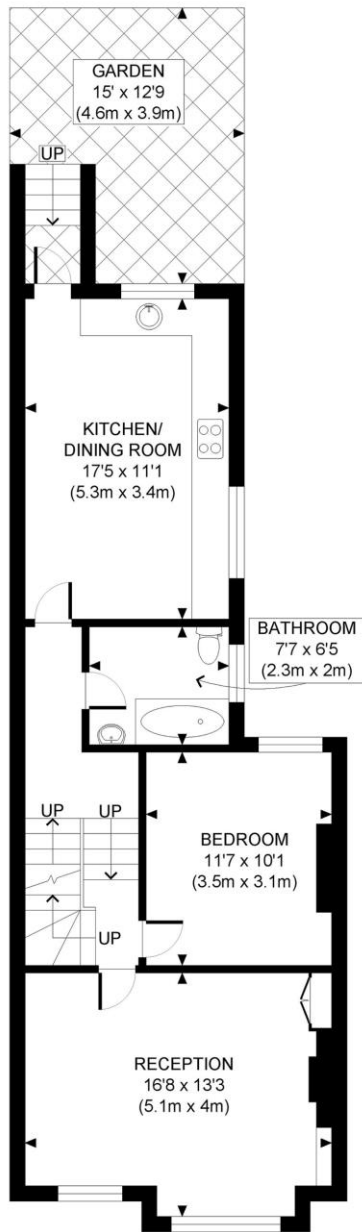
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold.

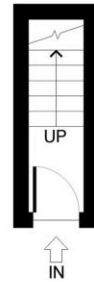
PRICE: £650,000 Share of Freehold



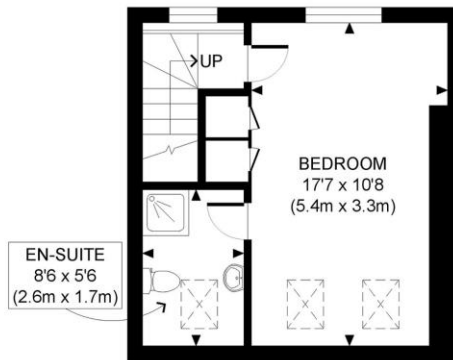
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 679 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 31 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 292 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1002 SQ FT/ 93 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.

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for every step...

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