



Oaklands Grove, London, W12

£945,000 Freehold

A beautifully presented three-bedroom, three-bathroom home on a quiet residential road. Sold with no onward chain.

No onward chain | Reception Room | Kitchen | Dining Room | 3 Bedrooms | En Suite Shower Room | Bathroom | Shower Room | Garden | 1291 Sq Ft / 120 Sq M | Council Tax Band F | EPC Rating Band D

Winkworth

[winkworth.co.uk](https://www.winkworth.co.uk)

for every step...



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. Transport links include Shepherds Bush market (Hammersmith & City line), Shepherds Bush (Central line), White City (Central line) and Shepherds Bush Overground.

DESCRIPTION

This beautifully presented house comprises a large open plan kitchen/dining area with direct access to a west-facing patio garden, reception room, three double bedrooms and three bathrooms one of which is an ensuite. The property is being sold with no onward chain.





LOCAL AUTHORITY
Hammersmith & Fulham

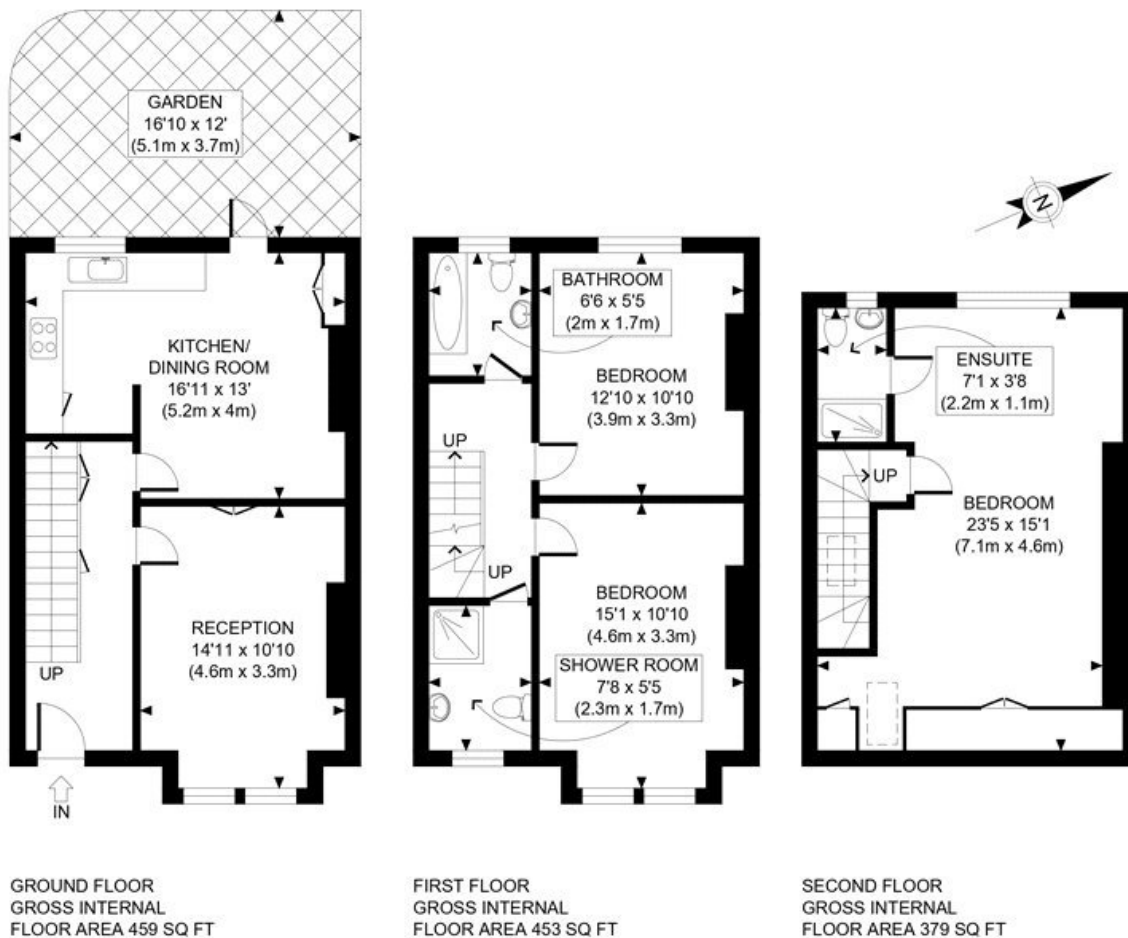
TENURE
Freehold.

PRICE: £945,000 Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





APPROX. GROSS INTERNAL FLOOR AREA: 1291 SQ FT/ 120 SQM

Winkworth

OAKLANDS ROAD, W12

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
ON SITE FOR PROPERTY MEASUREMENT

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.