



Loftus Road, London, W12

£780,000 Share of Freehold

A fabulous two double bedroom upper maisonette with private roof terrace, on this ever popular tree lined street in Shepherds Bush.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Roof Terrace | 1009 Sq Ft / 94 Sq M | Council Tax Band E | EPC Rating Band C

Winkworth

winkworth.co.uk

for every step...



LOCATION

Loftus Road is a most attractive tree lined residential street which is ideally located for the diverse array of amenities on offer in Shepherds Bush, including live music venues and theatre, numerous pubs, bar and restaurants, as well as Westfield London shopping centre. Public transport is second to none, with numerous bus routes, Underground and London Overground stations within easy reach.

DESCRIPTION

Arranged over the first and second floors of a Victorian terraced house, the property offers accommodation which comprises entrance hall, open plan reception room and kitchen, two double bedrooms and bathroom. The property further benefits from a private roof terrace, and offers high ceilings and excellent natural light throughout.

Share of Freehold with an underlying lease of 999 years from 1 July 2003

Service Charge:- c. £500 p.a. any other costs are on an ad hoc basis

Ground Rent:- N/A





LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 976 years 10 months.

PRICE: £780,000 Share of Freehold

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



APPROX. GROSS INTERNAL FLOOR AREA: 1009 SQ FT/ 94 SQM

Winkworth

LOFTUS 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 CO. LTD
THE CITY OF THE PROPERTY INDUSTRY

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.