



Loftus Road, London, W12

£750,000 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

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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 8 months.

PRICE: £750,000 Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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LOFTUS ROAD, W12

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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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