



Wormholt Road, London, W12

£500,000 Leasehold

A spacious and beautifully presented two-bedroom, first floor flat sold with no onward chain.

Reception Room | Kitchen | 2 Bedrooms | Shower Room | 672 Sq Ft / 62 Sq M | Council tax Band E |

EPC Rating Band D

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LOCATION

Wormholt Road is 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. There are also excellent transport links with Shepherd's Bush Market (Hammersmith and City and Circle line) and Shepherds Bush (Central line and Overground) being the closest stations. The Westfield Shopping Complex is within walking distance. A number of well regarded schools, in both state and private sectors, are also close by.

DESCRIPTION

Presented to the market in immaculate condition is this two-bedroom top floor flat.

The property has been refurbished by the current owners to an excellent standard whilst carefully maintaining many of the original period features like the fireplace and cornicing. The flat comprises, a spacious open plan reception room/kitchen with plenty of natural light and a bay window which provides great space for a dining table. There are also two double bedrooms and a separate bathroom.

Lease: 125 years from 29/09/1997

SC: c. £500 per annum

GR: £50 per annum



**LOCAL AUTHORITY**

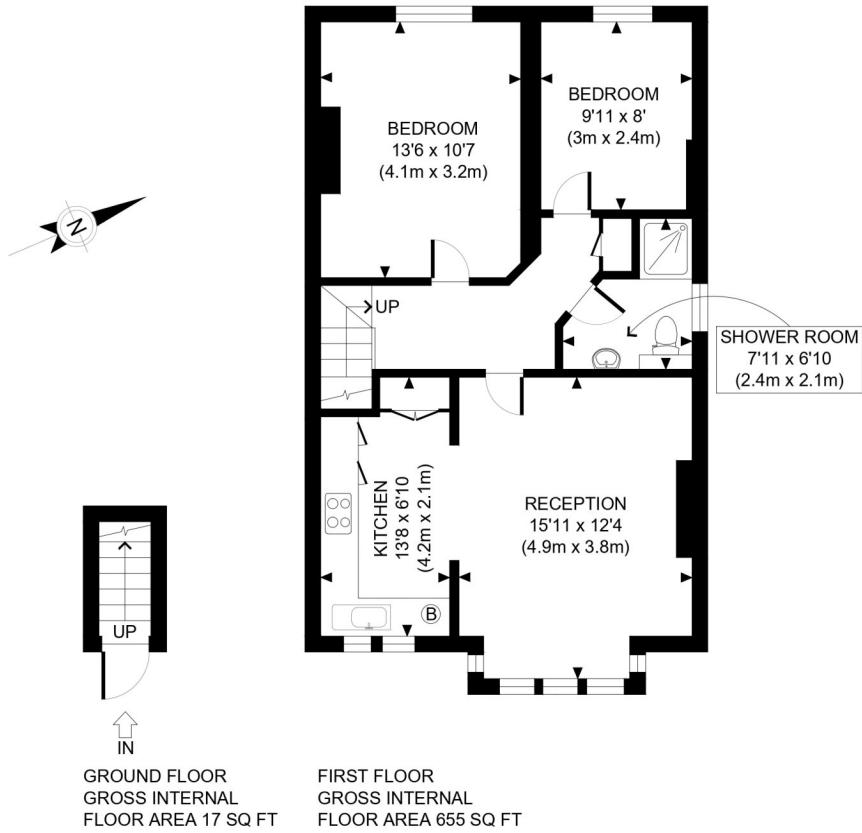
Hammersmith & Fulham

TENURE

Leasehold 96 years 8 months.

PRICE: £500,000 Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA: 672 SQ FT/ 62 SQM

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WORMHOLT ROAD, W12

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PROPERTY PHOTO PLANS ONE STEP SOONER FOR PROPERTY MARKETING

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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