



## Warbeck Road, Shepherds Bush, W12

£375,000 Share of Freehold

A lovely one-bedroom flat on the top floor of this period property, sold with no onward chain.

Reception Room | Kitchen | Bedroom | Bathroom | 547 Sq Ft / 51 Sq M | Council Tax Band D |  
EPC Rating Band D

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## LOCATION

Warbeck Road runs south from Uxbridge Road and is ideal for the numerous amenities on offer in Shepherd's Bush, as well as those in Brackenbury Village. Amenities include a multitude of independent shops and restaurants, an internationally acclaimed music venue and Westfield London shopping centre. The nearest Underground stations are Goldhawk Road, Shepherd's Bush Market and Shepherd's Bush, where both Central Line and London Overground services are on offer.

## DESCRIPTION

A lovely one double bedroom flat on the top floor of this period conversion.

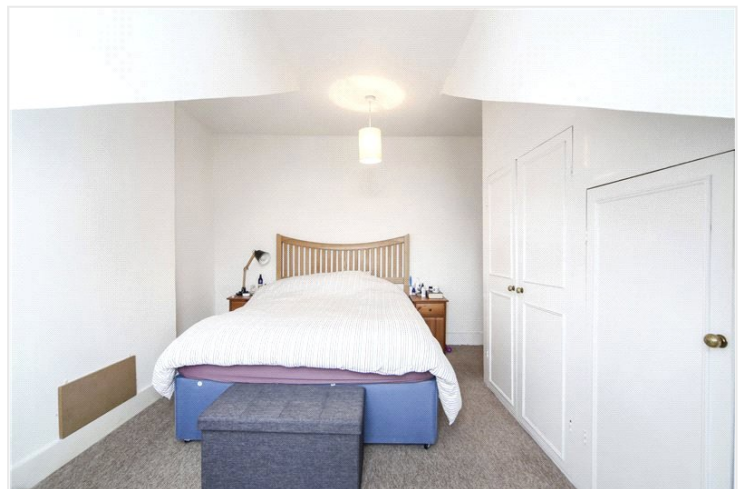
The flat comprises reception room, separate kitchen, double bedroom and a separate bathroom.

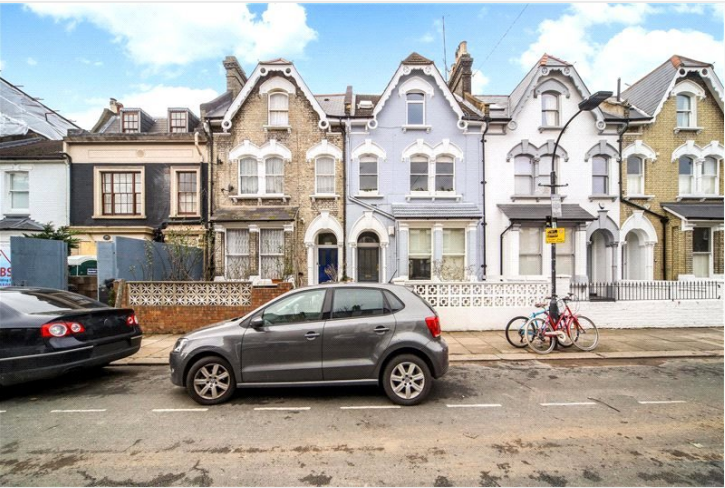
The flat benefits from a share of freehold and is sold with no onward chain.

Share of freehold with underlying lease of 99 years

Service charge: £480 p.a

Ground rent: N/A



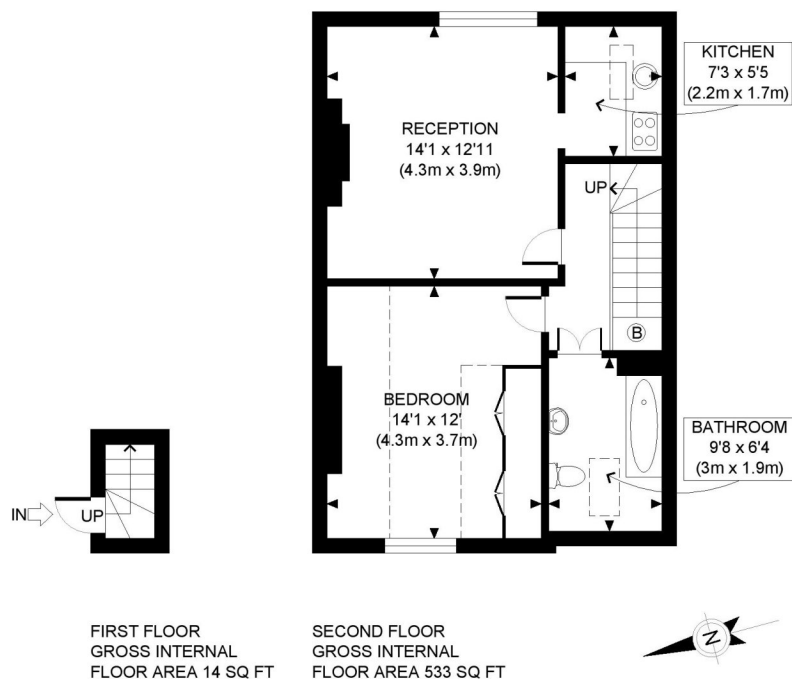


**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold 98 years 10 months.

**PRICE:** £375,000 Share of Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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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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