



## The Glade, Coningham Road, London, W12

£575,000 Leasehold

A beautifully presented two double bedroom ground floor flat with private garden situated in a quiet gated development, sold with no onward chain.

Reception Room | Kitchen | 2 Bedrooms | Shower Room | Garden | Private Parking | 593 Sq Ft / 55 Sq M | Council Tax Band D | EPC Rating Band C

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## LOCATION

Coningham Road is a popular tree lined residential street which runs between Uxbridge Road and Goldhawk Road, ideally located for the diverse array of amenities on offer in Shepherd's Bush, including live music venues and theatre, numerous pubs, bar and restaurants, as well as Westfield London shopping centre. A range of public transport options are close to hand including both Central Line Underground and London Overground services at Shepherds Bush. Hammersmith & City and Circle Line routes are also found at Shepherds Bush market.

## DESCRIPTION

Located in a quiet gated development just off Coningham Road is this beautiful two bedroom garden flat.

The property has been fully refurbished by the current owner and comprises a spacious reception room, separate kitchen with integrated appliances, two double bedrooms with the main bedroom benefitting from built in cupboards, separate modern shower room and additional storage.

The property further benefits from a private garden, private parking and is sold with no onward chain.

Lease - 189 years from 5th Dec 2000

Service Charge - £126.39 per month (£1,517 pa)

Ground Rent - N/A





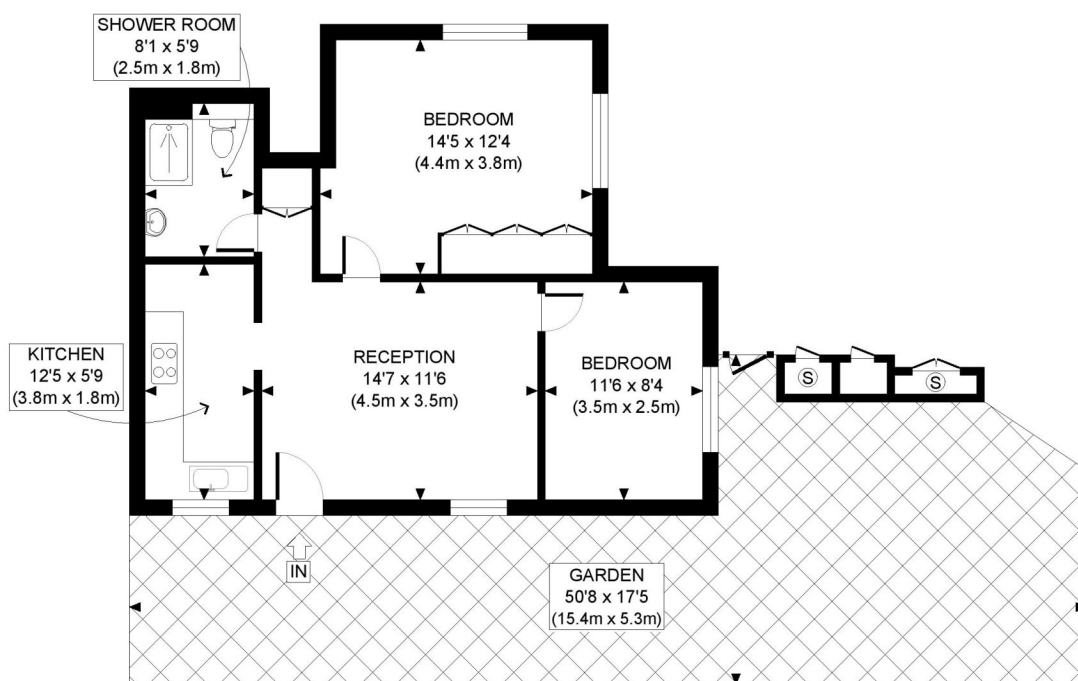
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold 164 years .

**PRICE:** £575,000 Leasehold



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 593 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 593 SQ FT/ 55 SQM

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THE GLADE, W12

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