

Ellerslie Road, W12

£400,000 Share of Freehold

A fabulous one bedroom flat set within a period style building in the heart of vibrant Shepherds Bush.

Reception Room | Kitchen | Bedroom | Shower Room | 398 Sq Ft / 37 Sq M | Council Tax Band C |
EPC Rating Band C

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LOCATION

Ellerslie Road is a convenient, central location in close proximity to numerous great pubs, bars and restaurants, whilst 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 found at Shepherds Bush market, whilst Westfield London is also within close proximity.

DESCRIPTION

The property offers accommodation which comprises entrance hall, double bedroom, open plan kitchen/reception room and well-appointed shower room. The flat further benefits from a good range of integrated storage.






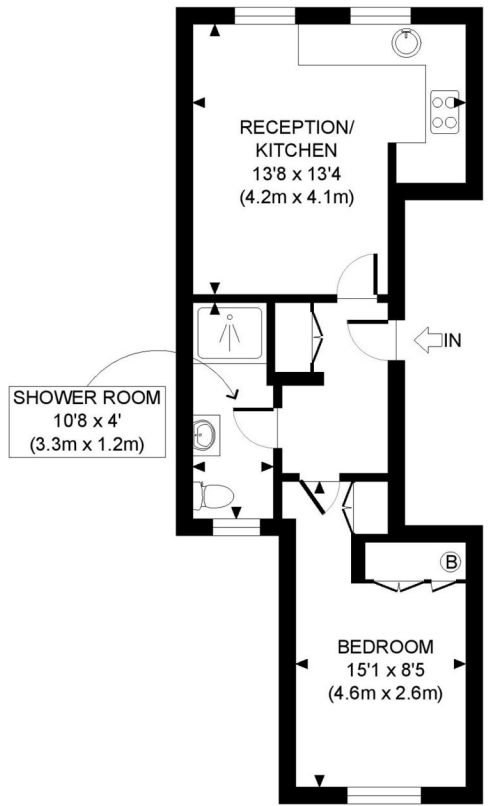
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold.

PRICE: £400,000 Share of Freehold



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



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 398 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 398 SQ FT/ 37 SQM

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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.

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THE STOP SHOP 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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