



Netherwood Road, W14

£625,000 Leasehold

A well presented two bedroom flat with patio garden on the lower ground floor of a semi-detached Victorian house.

Reception Room | Open plan Kitchen | 2 Bedrooms | En suite Bathroom | Cloakroom | Patio Garden |
682 Sq Ft / 63 Sq M | Council Tax Band F | EPC Rating Band D

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LOCATION

The property is located towards the northern end of Netherwood Road, ideal for the numerous amenities on offer in not only Brook Green, but also Shepherds Bush. Westfield London is within easy reach, whilst the closest stations are Shepherds Bush (Central and Overground lines) and Hammersmith (Piccadilly, District, Hammersmith & City and Circle lines).

DESCRIPTION

Offered in good order throughout, the accommodation comprises entrance hall, reception room with open plan kitchen, cloakroom, bedroom with en suite bathroom and second bedroom/study. Furthermore, the property benefits from a private patio garden and its own private entrance.

Lease - currently 125 years from 29 September 1980, but is being extended by an additional 90 years

GR - £200, will be nil following the lease extension

SC - c. £750 p.a.





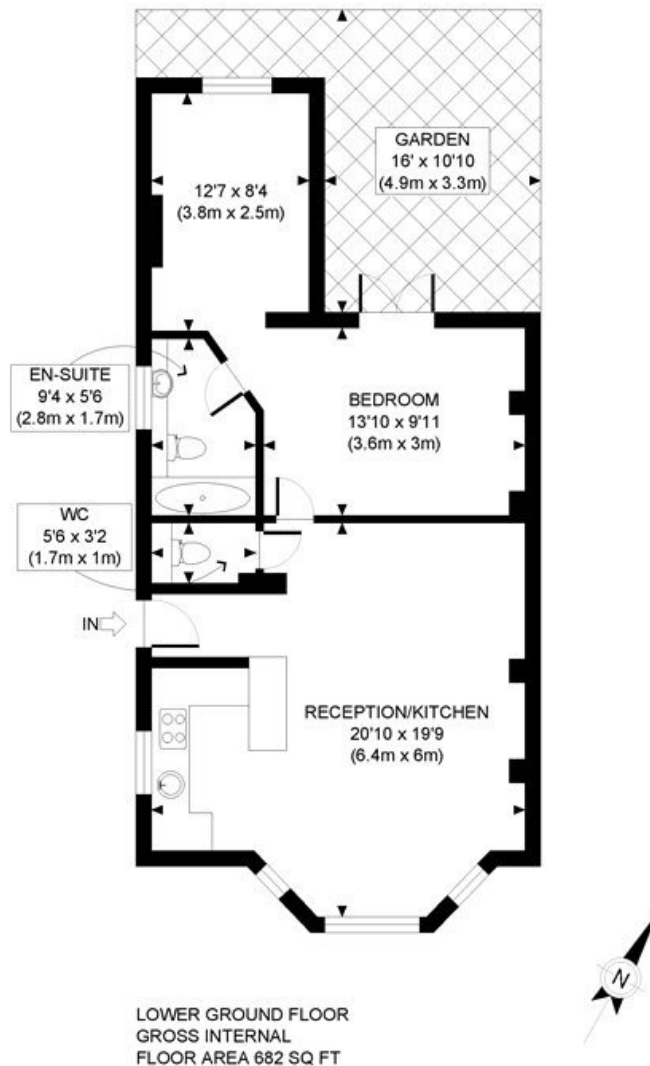
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold 80 years 8 months.

PRICE: £625,000 Leasehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



APPROX. GROSS INTERNAL FLOOR AREA: 682 SQ FT/ 63 SQM

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PROPERTY PHOTO PLANS
THE TOP END OF PROPERTY SOLUTIONS

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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