



Cobbold Road, W12

£650,000 Share of Freehold

A stylish two bedroom, two bathroom split level flat moments from Askew Village.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | En Suite Shower Room | 838 Sq Ft / 78 Sq M | Council Tax Band D | EPC Rating Band C

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LOCATION

Cobbold Road is to the west of Askew Road, with the area offering an eclectic mix of independent shops, cafes and restaurants, with the open space of Wendell Park and Ravenscourt Park close by and the amenities of Chiswick High Road also within easy reach. Stamford Brook, Goldhawk Road and Ravenscourt Park stations are the closest, whilst Shepherd's Bush Central Line and London Overground stations are a little further away at Shepherd's Bush Green.

DESCRIPTION

The flat is extremely well presented throughout, offering accommodation which comprises entrance hall, reception room with open plan kitchen, bedroom and bathroom; the top floor comprises the main bedroom with en suite shower room.

Share of Freehold with an underlying lease of 125 years from 1 June 2009

Service Charge:- 50% of outgoings paid on an ad hoc basis

Ground Rent:- £100 p.a.




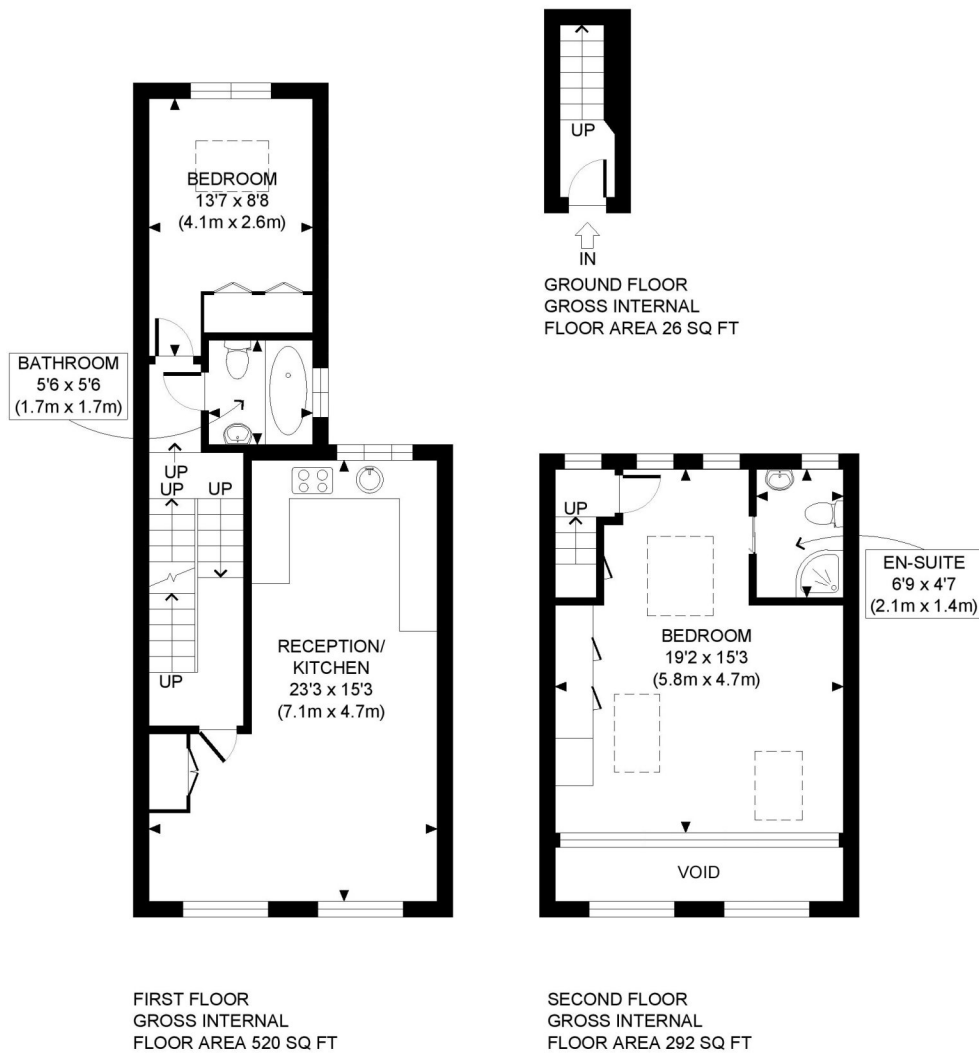


LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 109 years 3 months.

PRICE: £650,000 Share of Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



APPROX. GROSS INTERNAL FLOOR AREA: 838 SQ FT/ 78 SQM

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PROPERTY PHOTO PLANS
THE STEP STEP FOR PROPERTY BEAUTIES

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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