



Galloway Road, W12

£895,000 Freehold

A delightful example of a four bedroom Edwardian cottage, on the ever popular Galloway Road.

Reception Room | Kitchen | 4 Bedrooms | En Suite Shower Room | Bathroom | Garden | 1,138 Sq Ft / 106 Sq M | Council Tax Band E | EPC Rating Band D

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LOCATION

Galloway Road forms part of the ever popular 'Groves' area of Shepherd's Bush. Within easy reach of the area's diverse array of shops and restaurants, there are also several pubs and coffee shops close by. The outside spaces of both Wormholt and Ravenscourt Parks are just a short distance away, whilst superb transport links give easy access both in to and out of Central London. A number of well regarded schools are also close by.

DESCRIPTION

Offered in good order throughout, this charming Edwardian house benefits from accommodation comprising double reception room with open plan kitchen on the ground floor, the first floor two double bedrooms, bathroom and study/fourth bedroom; the top floor offers a further bedroom and en suite bathroom. The house further benefits from a patio garden and excellent storage, including in to the eaves.

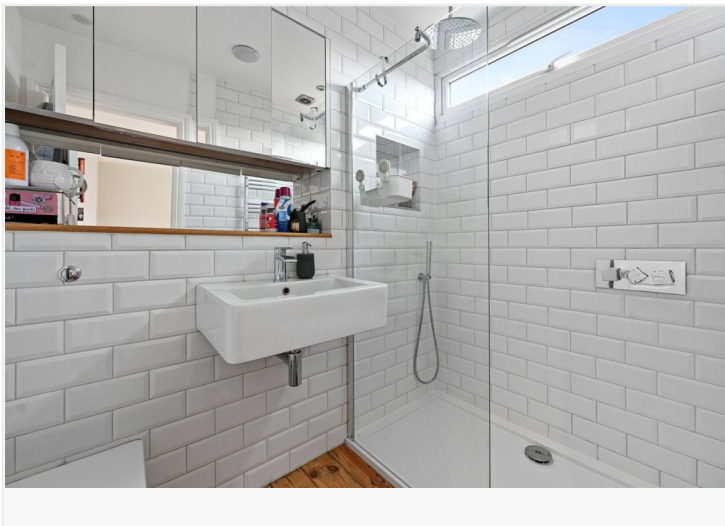
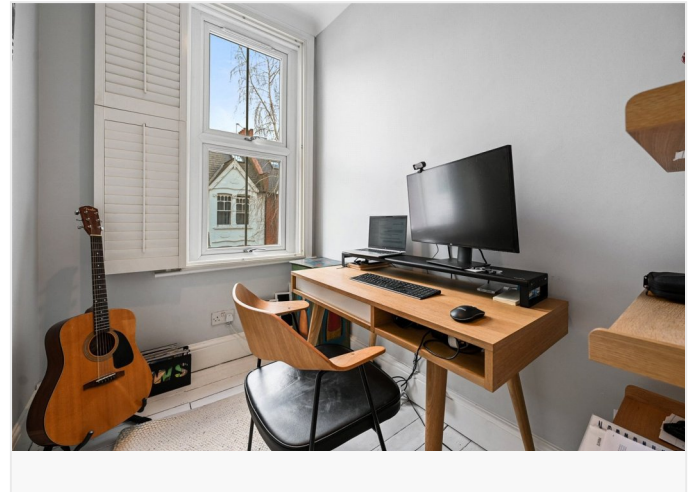




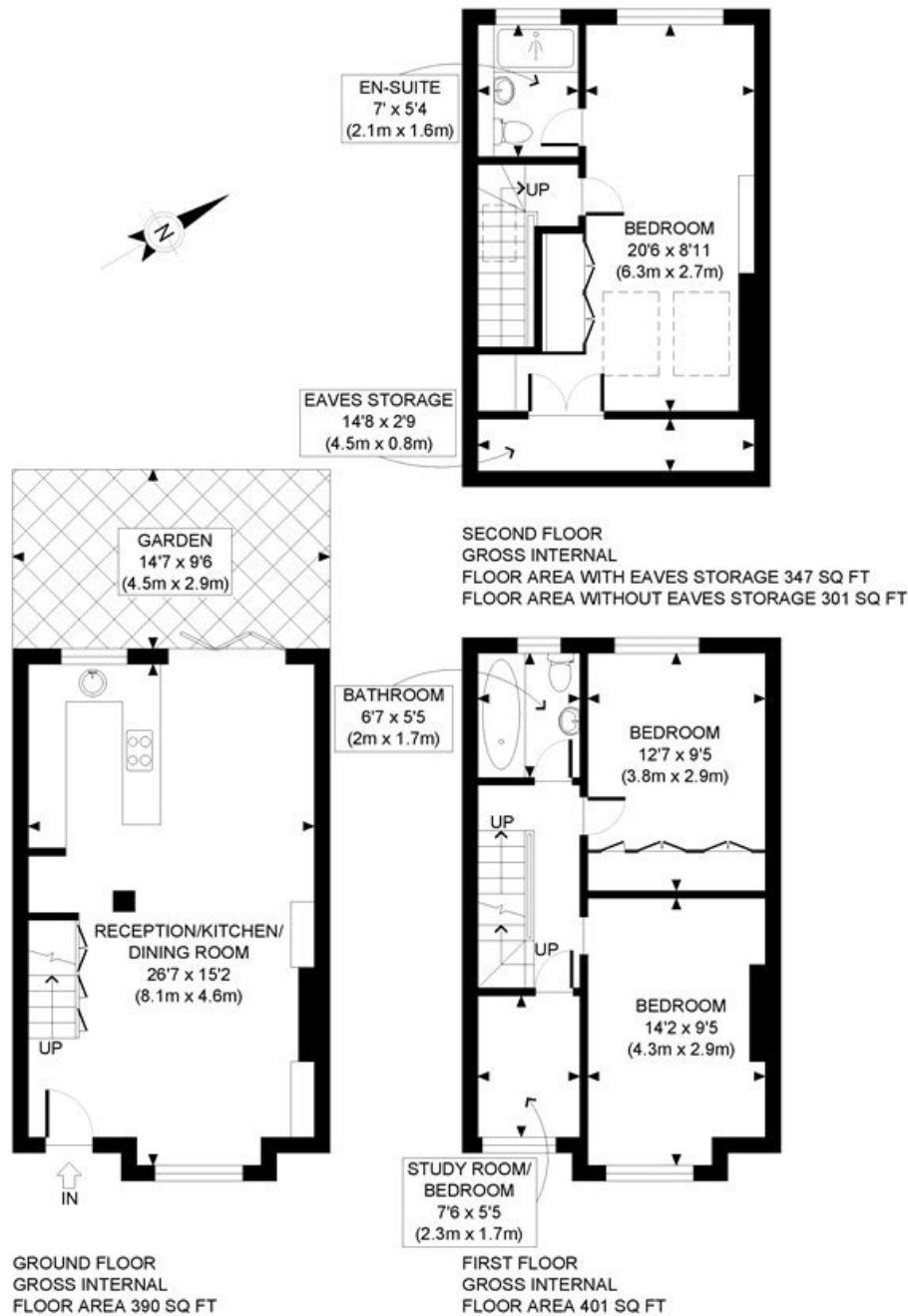
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Freehold.

PRICE: £895,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	68	
(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 WITH EAVES STORAGE: 1138 SQ FT/ 106 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1092 SQ FT/ 101 SQM

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UXBRIDGE ROAD, W12

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PROPERTY PHOTO PLANS
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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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for every step...

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