



Ormiston Grove, Shepherd's Bush, W12

£725,000 Leasehold

A fabulous two bedroom, two bathroom Edwardian maisonette with private garden.

Reception Room | Open Plan Kitchen | 2 Bedrooms | En Suite Shower Room | Bathroom | Courtyard | Garden | 859 Sq Ft / 80 Sq M | Council Tax Band D | EPC Rating Band C

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LOCATION

Ormiston Grove 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.

DESCRIPTION

Offered in superb condition throughout mixing both traditional and contemporary styles, the property benefits from accommodation comprising entrance hall, two double bedrooms, one with en suite shower room, bathroom and extended open plan kitchen/reception room with bi-fold doors leading to a private garden.





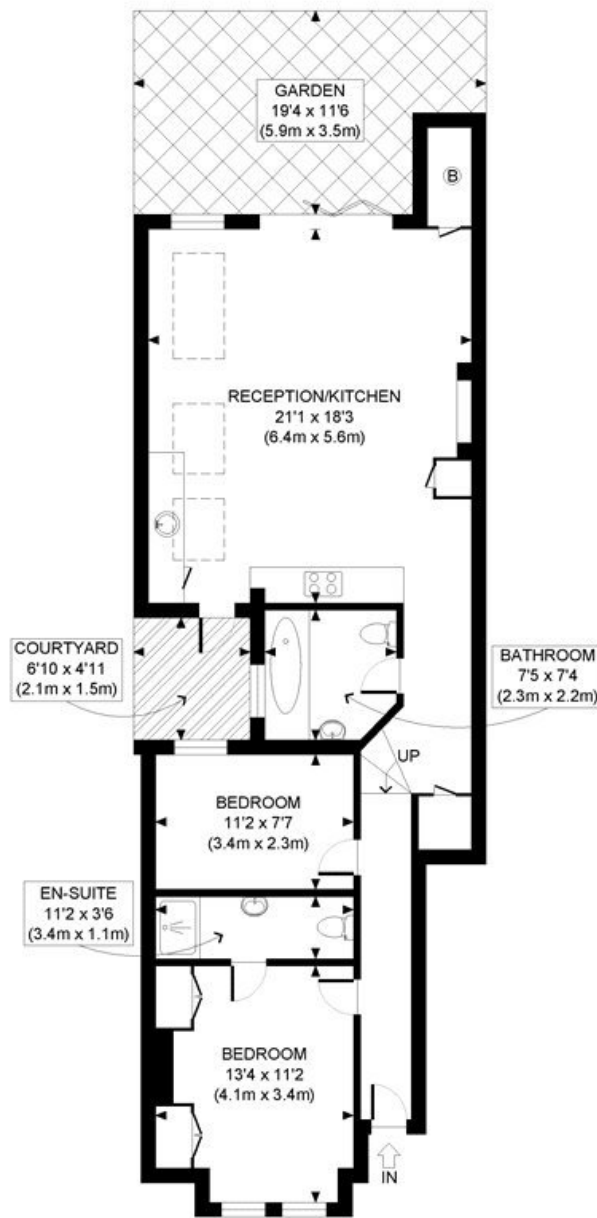
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold.

PRICE: £725,000 Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(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	



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 859 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 859 SQ FT/ 80 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.

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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