

## Coningham Road, W12

£775,000 Leasehold

A fabulous three bedroom maisonette arranged over the first and second floors of an imposing mid-terrace Victorian house.

Reception Room | Kitchen | 3 Bedrooms | Bathroom | 1033 Sq Ft / 96 Sq M | Council Tax Band E |  
EPC Rating Band C

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## LOCATION

Coningham Road is a popular tree lined residential street which runs between Uxbridge Road and Goldhawk Road, ideally located for the diverse array of amenities on offer in Shepherd's Bush, including live music venues and theatre, numerous pubs, bar and restaurants, as well as Westfield London shopping centre. 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 also found at Shepherds Bush market.

## DESCRIPTION

Superbly presented throughout, this substantial maisonette offers in excess of 1000 sq ft of accommodation which comprises entrance hall, reception room spanning the entire width of the house, kitchen with ample space for dining table, bathroom and three double bedrooms.

Lease:- 92 years but being extended currently to 126 years.

Service Charge:- £911.11 p.a.

Building Insurance - £636.14 p.a.

Ground Rent:- forms part of the Service Charge

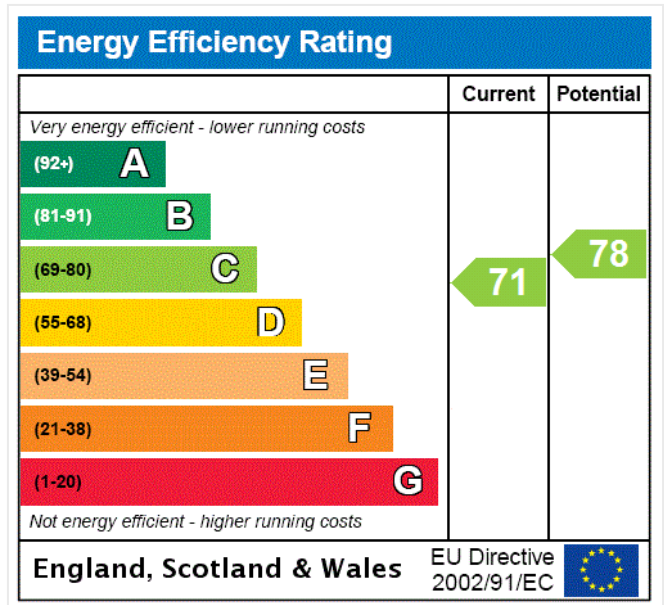
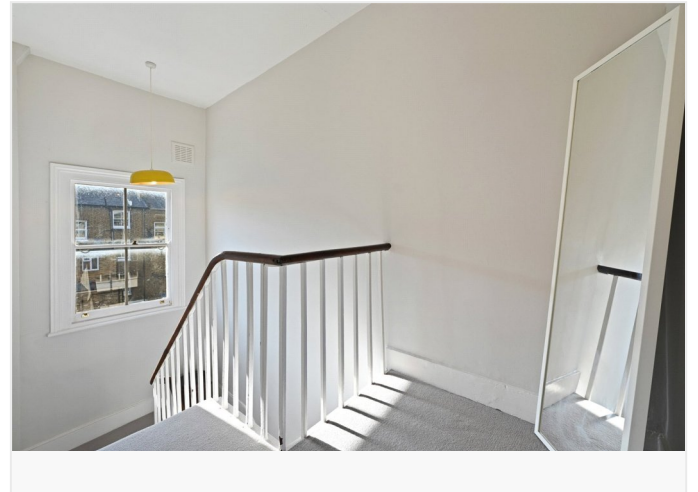


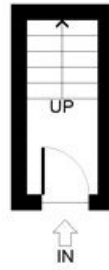


**LOCAL AUTHORITY**  
Hammersmith & Fulham

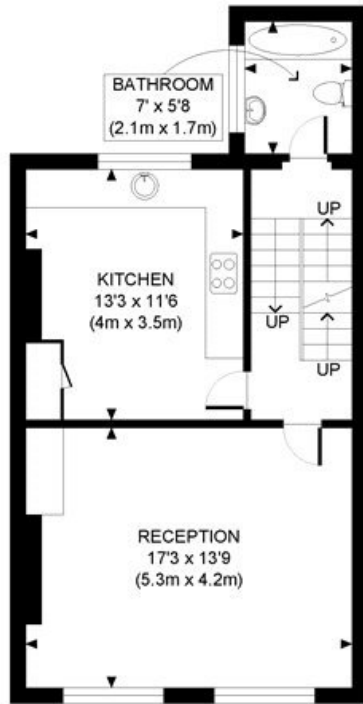
**TENURE**  
Leasehold.

**PRICE: £775,000 Leasehold**

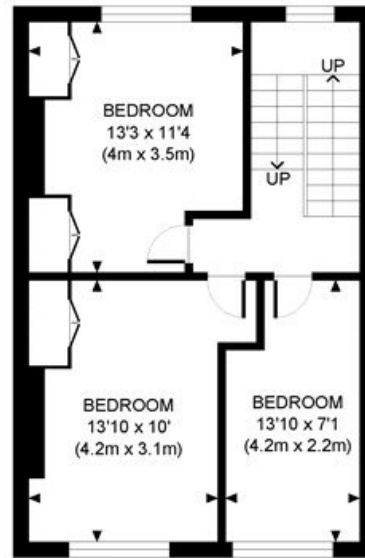




GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 35 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 517 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 481 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1033 SQ FT/ 96 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**  
AN ISO 9001:2015 REGISTERED BUSINESS

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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