



## Coverdale Road, Shepherd's Bush, W12

£775,000 Share of Freehold

A stunning two double bedroom flat with private garden on this most sought after street, moments from Shepherd's Bush Green.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Garden | 828 Sq Ft / 77 Sq M | Council Tax Band F | EPC Rating Band C

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### LOCATION

Coverdale Road is an attractive residential street which runs south from Uxbridge Road and is one of the area's most sought after locations.. Moments from Shepherd's Bush Green, Westfield London shopping centre, an abundance of independent shops, restaurants and an internationally famous music venue, as well as outstanding transport links. Shepherd's Bush Market Underground station is within 2-3 minutes' walk, with Shepherd's Bush also within easy reach, offering both Central line and London Overground services.

### DESCRIPTION

Offered in extremely good order throughout, the property is set back from the street and benefits from accommodation comprising entrance hall with understairs storage cupboard, reception room with bay window and fireplace, bathroom, two double bedrooms and kitchen with space for dining table. The property further benefits from a good size, private rear garden and its own private entrance. A definite must see!





**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold.

**PRICE: £775,000** Share of Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 828 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 828 SQ FT/ 77 SQM

## PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

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.

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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