



## Loftus Road, Shepherds Bush, W12

£375,000 Leasehold

A smart one bedroom flat on the raised ground floor of an imposing Victorian house.

Reception Room | Open Plan Kitchen | Bedroom | Bathroom | 441 Sq M / 41 Sq Ft | Council Tax Band D | EPC Rating Band C

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## LOCATION

Loftus Road is a most attractive tree lined residential street which is 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. Public transport is second to none, with numerous bus routes, Underground and London Overground stations within easy reach.

## DESCRIPTION

Well presented throughout, the property offers accommodation which comprises entrance hall, open plan kitchen/reception room, bedroom and bathroom. The flat further benefit good ceiling height and excellent natural light.

Lease:- 125 years from 1 January 2007 (106 years remaining)

Service Charge:- c. £1600 p.a.

Ground Rent:- £250 p.a.

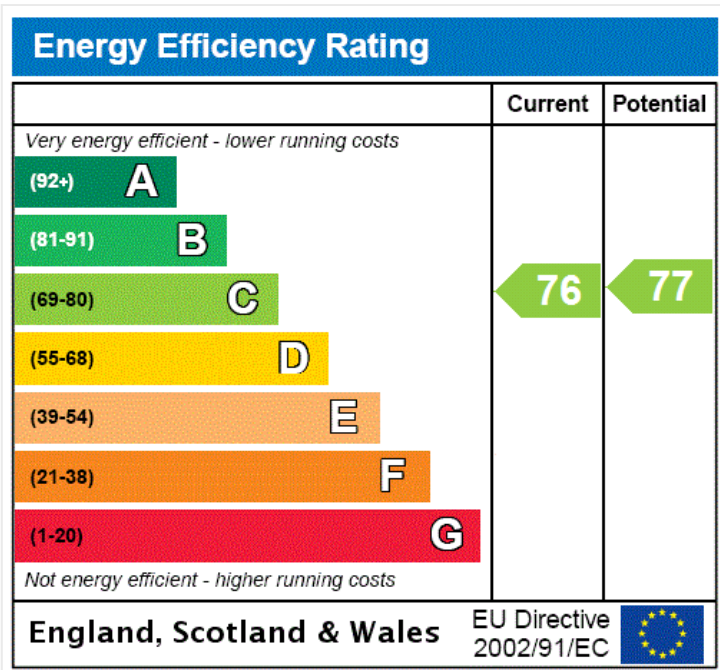


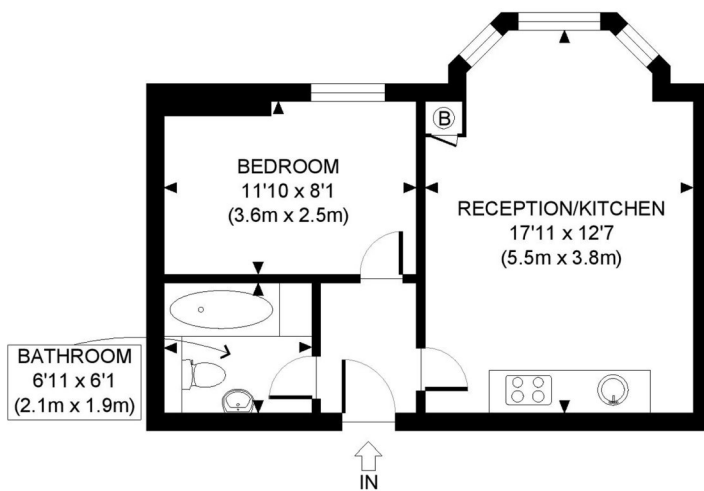


**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold 106 years 10 months.

**PRICE: £375,000 Leasehold**





RAISED GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 441 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 441 SQ FT/ 41 SQM

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UXBRIDGE ROAD, W12

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for every step...

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