

Roxwell Road, Shepherd's Bush, W12

£575,000 Share of Freehold

A two bedroom flat with private garden on the ground floor of a converted mid-terrace Victorian house.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Garden | 620 Sq Ft / 58 Sq M | Council Tax Band D | EPC Band Rating D

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LOCATION

Roxwell Road runs between Percy Road and Vespan Road, close to the various amenities of Askew Road. The area offers an eclectic mix of independent shops, cafes and restaurants, with the open space of Ravenscourt Park and the amenities of Chiswick High Road also within easy reach. Stamford Brook, Goldhawk Road and Ravenscourt Park stations are all within walking distance, whilst Shepherd's Bush Central Line and London Overground stations are a little further away at Shepherd's Bush Green.

DESCRIPTION

The property offers accommodation which comprises entrance hall, reception room, two double bedrooms, bathroom and kitchen, which in turn leads to a private rear garden. Furthermore, the property could be extended and reconfigured, subject to the usual necessary consents being obtained.





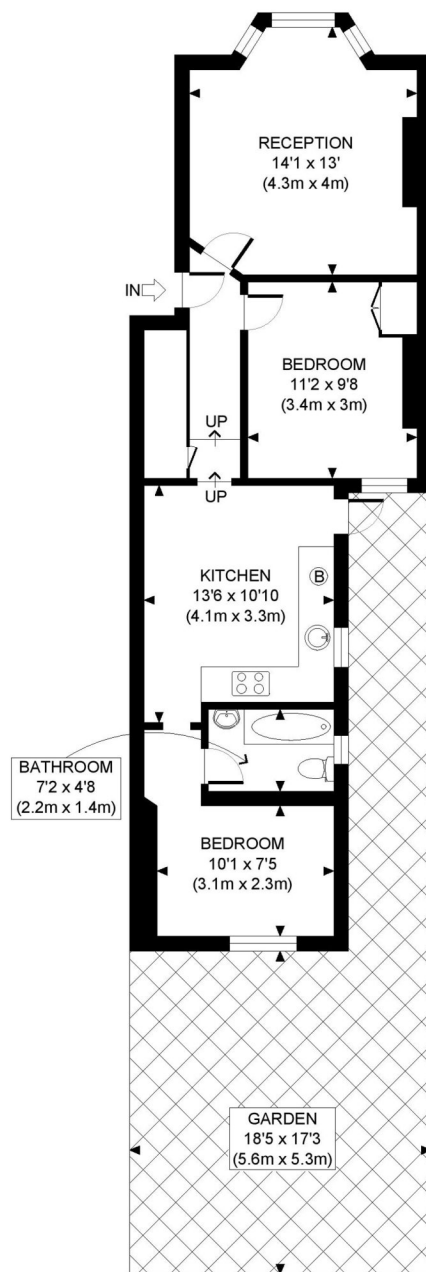
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold.

PRICE: £575,000 Share of Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	68	
(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 620 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 620 SQ FT/ 58 SQM

PROPERTY PHOTO PLANS.co.uk
ONE STOP SHOP FOR PROPERTY MARKETING

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 miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. 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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