



Adelaide Grove, W12

£800,000 Share of Freehold

A stunning example of a fully extended Edwardian upper maisonette, set within the ever popular Groves are of Shepherds Bush.

Reception Room | Kitchen / Dining Room | 3 Bedrooms | 2 Bathrooms | Roof Terrace | 1,106 Sq Ft / 106 Sq M | Council Tax Band C | EPC Rating Band D

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LOCATION

Adelaide 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. A number of well regarded schools are also close by.

DESCRIPTION

Superbly presented throughout, the property has its own private entrance with stairs which lead to the first floor which offers a kitchen/dining room, reception room, bedroom and bathroom. The upper floors offer a further bedroom, roof terrace, bathroom and main bedroom.

Share of Freehold with an underlying lease of 999 years from 1 January 2008

Ground Rent:- N/A

Service Charge:- Paid on an ad hoc basis

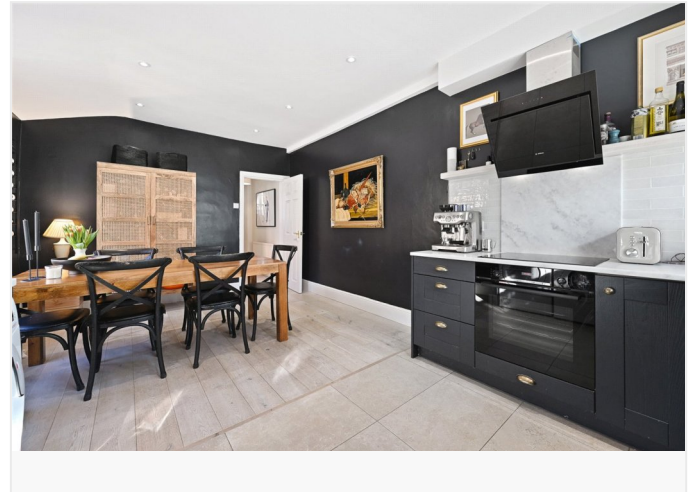




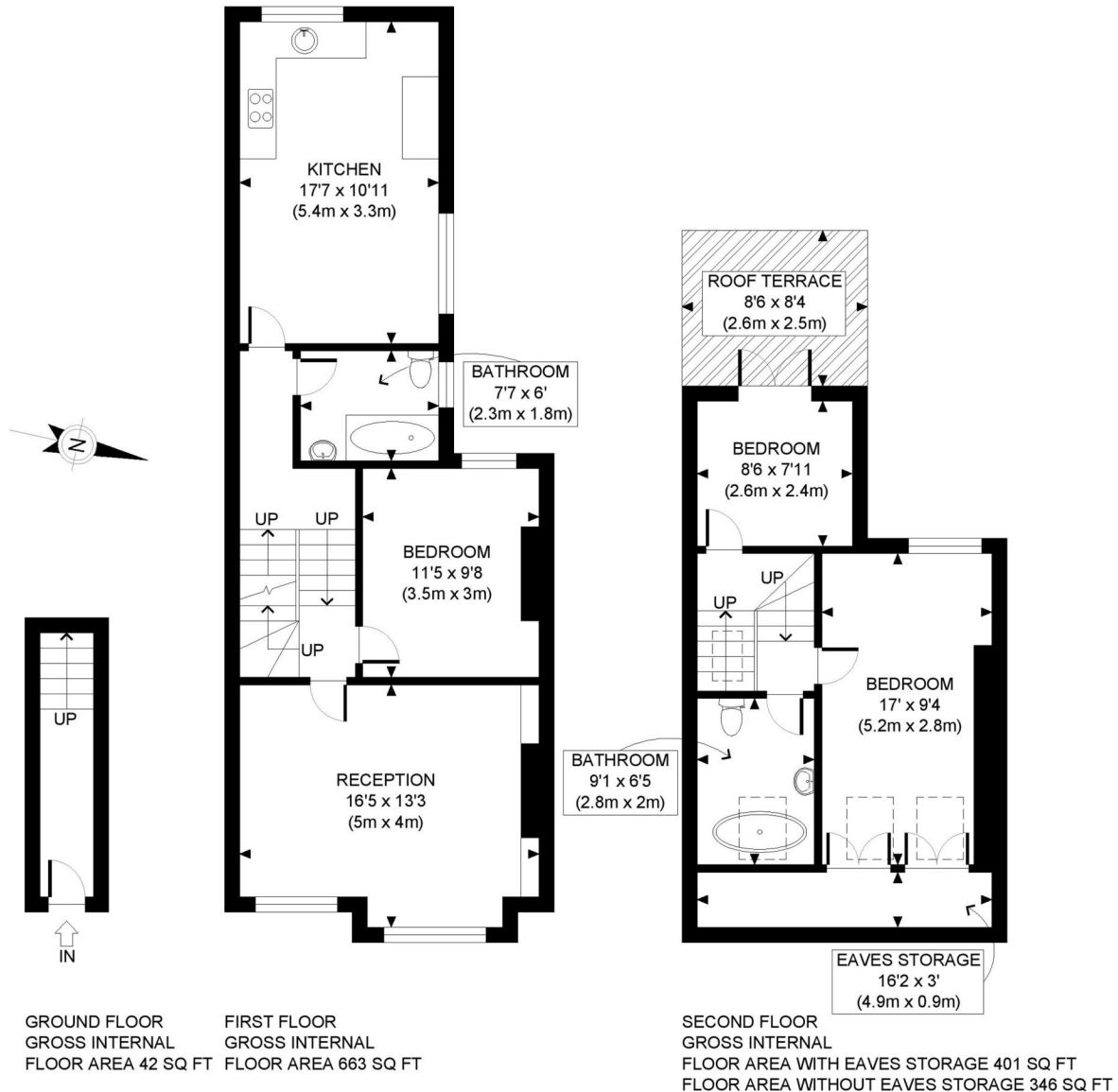
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold.

PRICE: £800,000 Share of Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	78
(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	



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for every step...

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