



## Netherwood Road, W14

£595,000 Share of Freehold

A superb two double bedroom, two bathroom flat on the raised ground floor of a mid-terrace Victorian house.

Reception Room | Kitchen | 2 Bedrooms | Shower Room | En Suite Bathroom | 647 Sq Ft / 60.2 Sq M | Council Tax Band D | EPC Rating Band D

**Winkworth**





### LOCATION

Netherwood Road is ideal for the numerous amenities on offer in not only Brook Green, but also Shepherds Bush. Westfield London is within easy reach, whilst the closest stations are Shepherds Bush (Central and Overground lines) and Hammersmith (Piccadilly, District, Hammersmith & City and Circle lines). The eagerly anticipated and soon to open Olympia redevelopment is also just a short walk away.

### DESCRIPTION

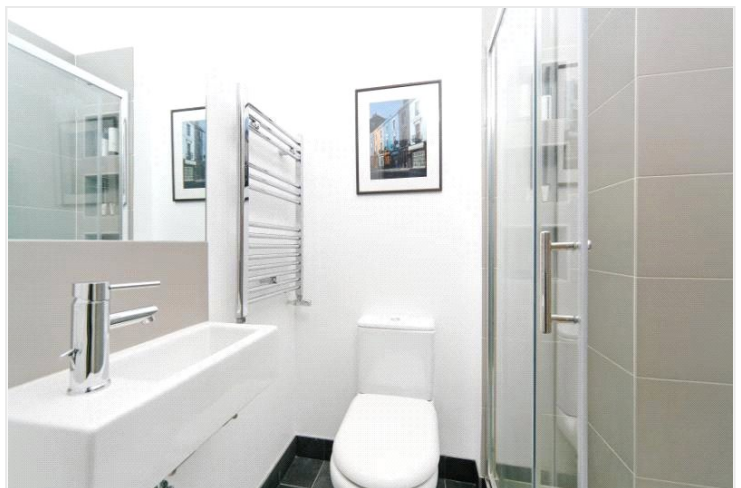
The property offers accommodation comprising of entrance hall, reception room with open plan kitchen, two double bedrooms (one with en suite bathroom) and further shower room.




Lease:- 150 years from 25 December 1975

Service Charge:- £1200 p.a.

Ground Rent:- Peppercorn



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>68</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	

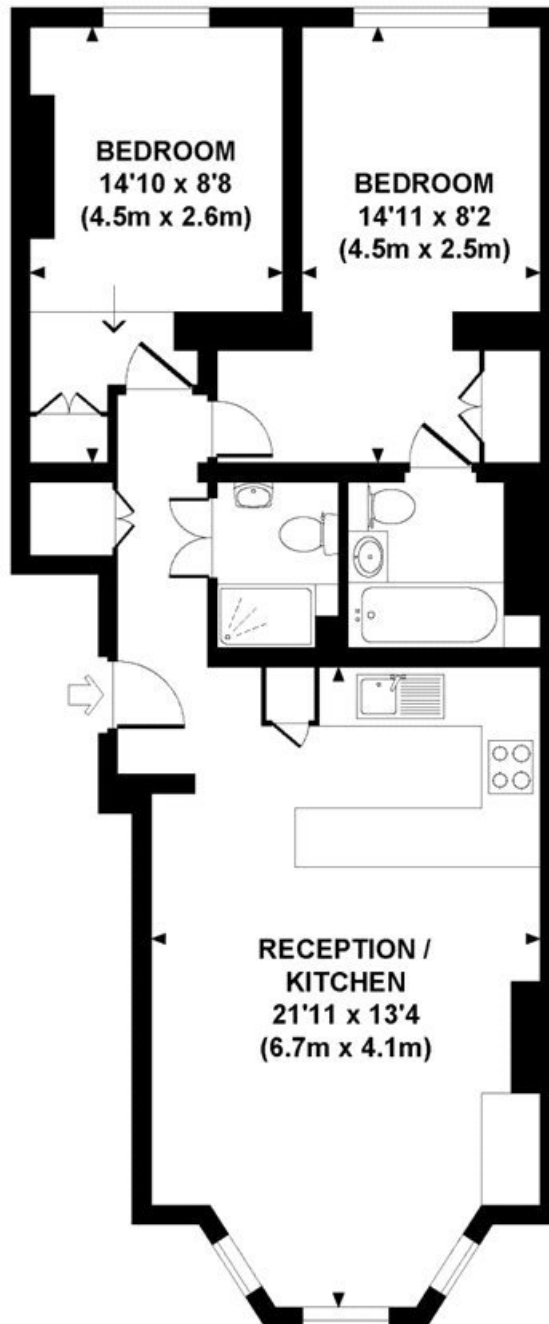
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold 75 years 11 months.

**PRICE:** £595,000 Share of Freehold

# NETHERWOOD ROAD, W14

Approx. gross internal area  
647 Sq Ft. / 60.2 Sq M.



## RAISED GROUND FLOOR



All measurements are approximate and for illustration purposes only as defined by the BCS Code of Measuring Practice © 2013  
Dowling Jones Design www.dowlingjones.com 020 7610 9933

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.

Hammersmith | 0207 371 4466 | hammersmith@winkworth.co.uk

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for every step...

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