



Uxbridge Road, London, W12

£585,000 Leasehold

A substantial four double bedroom, two bathroom upper maisonette, offering just over 1300 sq. ft, arranged over three floors with the benefit of a private entrance.

Reception Room | Kitchen | 4 Bedrooms | 2 Shower Rooms | 1313 Sq Ft / 122 Sq M | Council Tax Band E | EPC Rating Band D

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LOCATION

The property is just moments from Shepherds Bush Green, Westfield London shopping centre, an abundance of independent bars, restaurants and an internationally famous music venue, as well as outstanding transport links. Shepherds Bush Market Underground station is extremely close by, with Shepherds Bush also within easy reach, offering both Central line and London Overground services.

DESCRIPTION

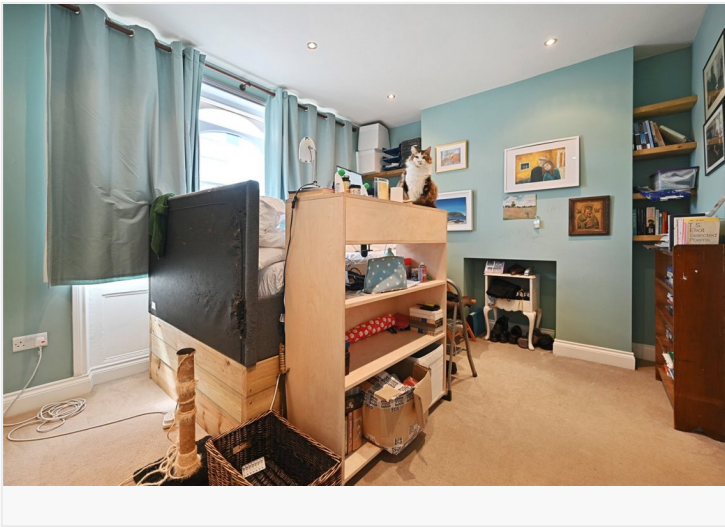
The property is well presented throughout and offers extremely spacious accommodation arranged over three floors of an end of terrace Victorian building. The property comprises entrance hall, reception room, kitchen/dining room and bathroom on the first floor, with the top two floors offering four double bedrooms and further bathroom.

Lease:- 125 years from 25 March 1998

Service Charge:- To be confirmed

Ground Rent:- £100 rising to £300





LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold.

PRICE: £585,000 Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA: 1313 SQ FT/ 122 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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