



Coningham Road, W12

£550,000 Leasehold

A delightful two bedroom garden flat on the lower ground floor of a mid-terrace Victorian house.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | Cloakroom | Garden | 740 Sq Ft /
69 Sq M | Council Tax Band D | EPC Rating Band C

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LOCATION

Coningham Road is a popular tree lined residential street which runs between Uxbridge Road and Goldhawk Road, 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. A range of public transport options are close to hand including both Central Line Underground and London Overground services at Shepherds Bush. Hammersmith & City and Circle Line routes are also found at Shepherds Bush market. The Ofsted outstanding rated St Stephen's CofE Primary School is just moments away, whilst a variety of other highly regarded schools in both state and private sectors are also close by.



DESCRIPTION

Mixing period features and contemporary style, the property offers accommodation which comprises entrance hall, cloakroom, bathroom, two bedrooms and kitchen which is open plan to the reception room, which in turn leads to the rear garden. Furthermore there is a garden office, with mains electricity.

Lease:- 125 years from 24 June 1989, currently being extended by an additional 90 years

Service Charge:- c. £500 p.a.

Ground Rent:- £n/a



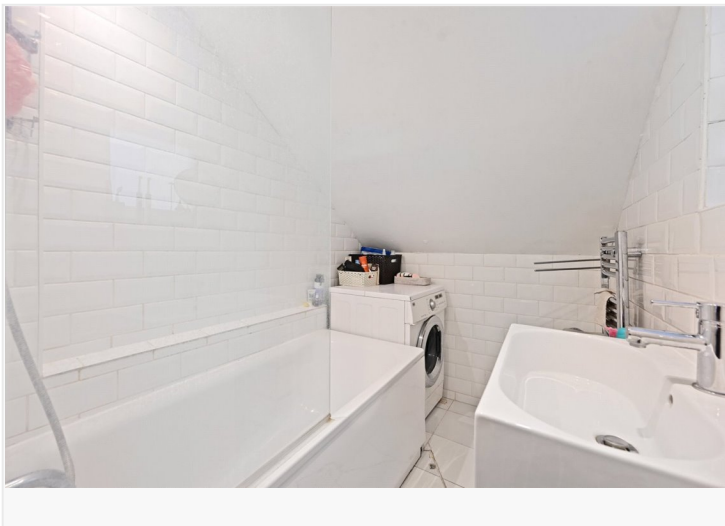
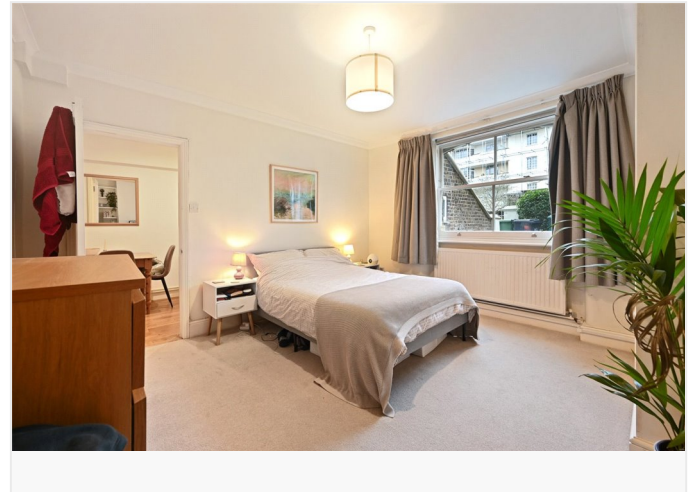
Please note, the flat above has a right away of way across the garden, to access their garden.




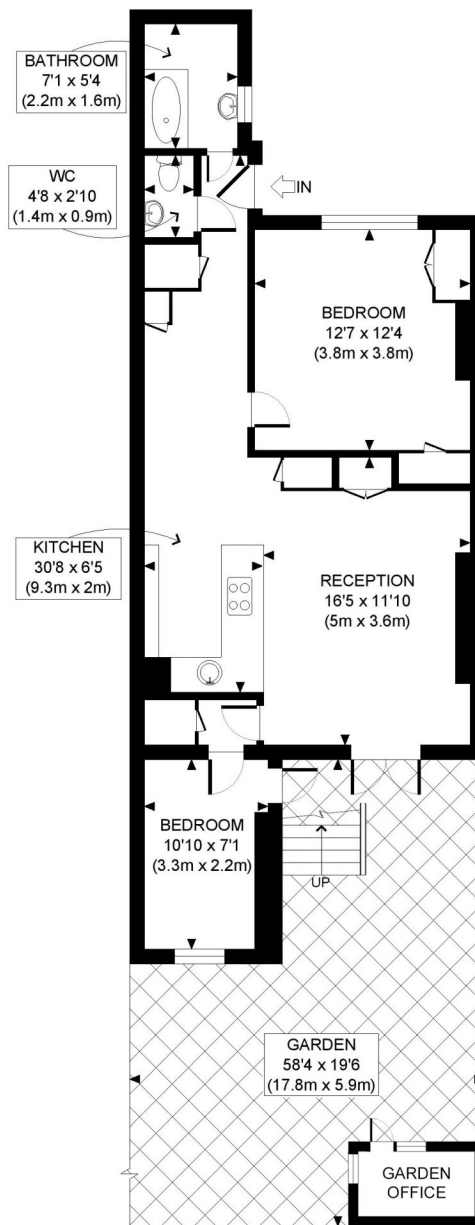
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold.

PRICE: £550,000 Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(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 	



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 740 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 740 SQ FT/ 69 SQM

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for every step...

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