



## Lakeside Road, W14

£530,000 Leasehold

A smart two double bedroom flat on the second floor of a converted Victorian house in Brook Green.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | 544 Sq Ft / 50.54 Sq M | Council Tax Band D | EPC Rating Band C

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### LOCATION

Lakeside Road is a quiet residential street, ideally located for the numerous amenities of both Brook Green and Shepherds Bush, including Westfield London, as well as the open spaces of Holland Park. The closest stations are Shepherds Bush (Central Line and Overground) and Hammersmith (Piccadilly, District, Circle and Hammersmith & City Lines). The eagerly anticipated and soon to open Kensington Olympia redevelopment is also within close proximity.

### DESCRIPTION

The flat offers accommodation which comprises entrance hall, two double bedrooms both of which have fitted wardrobes, open plan reception room/kitchen and bathroom. A perfect first time buy. The flat is offered to market with no onward chain and low service charges.

Lease:- 125 years from 29 September 2011 (111 years remaining)

Service Charge:- £800 p.a.

Ground Rent:- £N/A

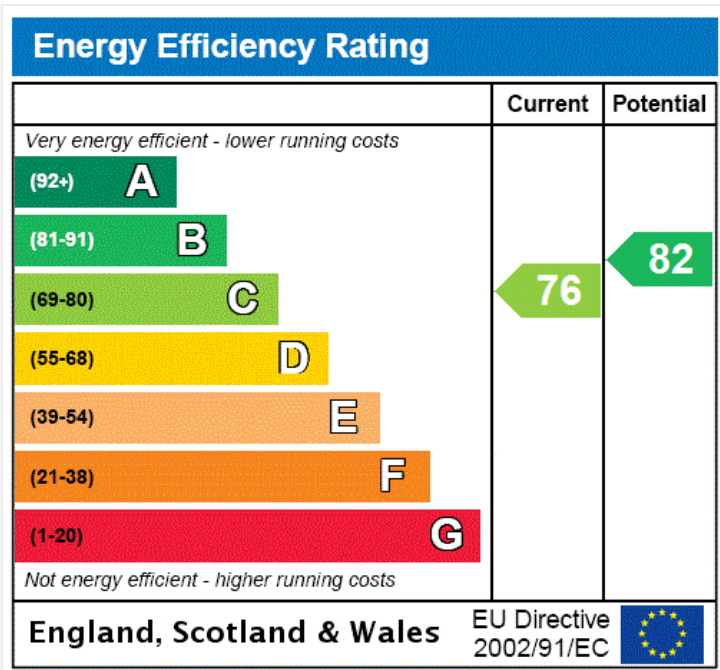


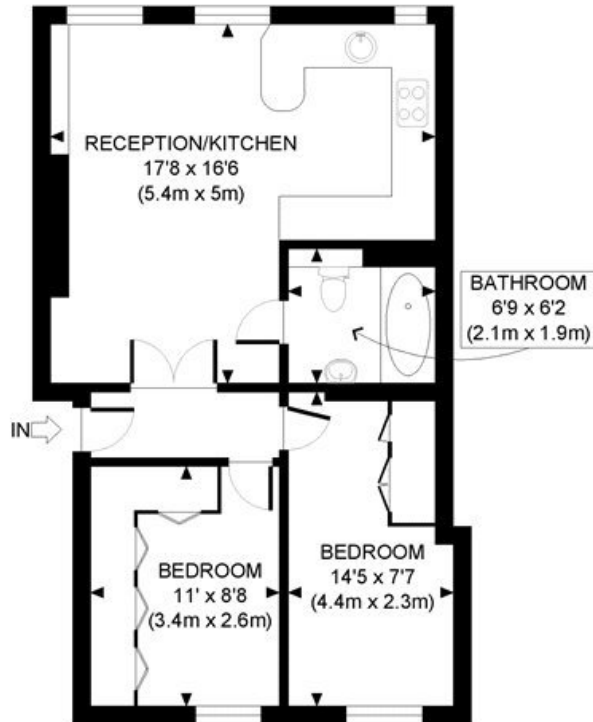


**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold 111 years 7 months.

**PRICE:** £530,000 Leasehold





SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 544 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 544 SQ FT/ 50.54SQM

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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.

**PROPERTY PHOTO PLANS**  
THE WAY TO THE PROPERTY THROUGH

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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for every step...

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