



## Willow Vale, London, W12

£450,000 Share of Freehold

An unmodernised two bedroom ground floor Edwardian maisonette, with the benefit of a private rear garden.

Reception Room | Kitchen | 2 Bedrooms | Wet Room | Cloakroom | Garden | 636 Sq Ft / 59 Sq M |  
Council Tax Band D | EPC Rating Band F

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### LOCATION

Willow Vale 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.

### DESCRIPTION

The property is in need of renovation, offering the purchaser the opportunity to update to their own taste. Accommodation comprises an entrance hall, reception room, two bedrooms, bathroom and kitchen which leads to a private rear garden. This property further benefits from a private entrance.

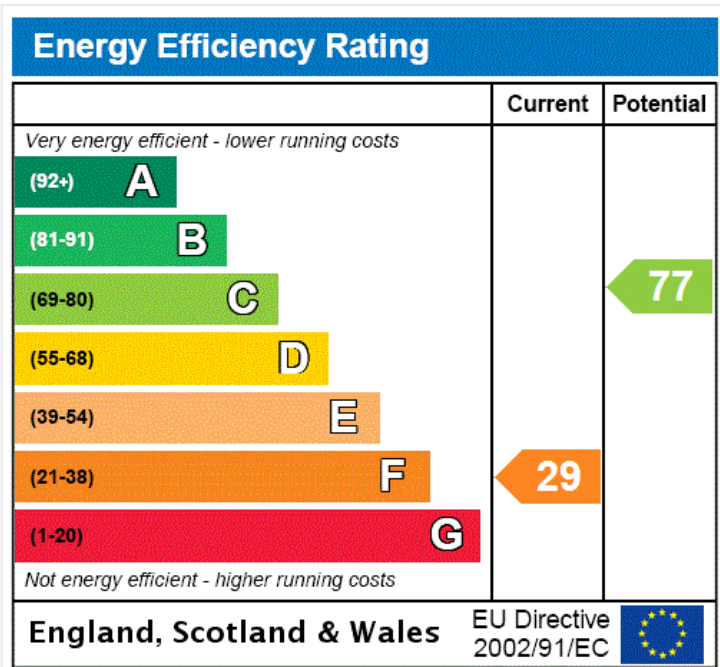




**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold.

**PRICE: £450,000** Share of Freehold





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 636 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 636 SQ FT/ 59 SQM

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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 TOP END OF PROPERTY SOLUTIONS

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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