



## Ellerslie Road, W12

£525,000 Share of Freehold

A fabulous, newly converted two double bedroom flat on the raised ground floor of a mid-terrace Victorian house.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | 576 Sq Ft / 54 Sq M | Council Tax Band D | EPC Rating Band D

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## LOCATION

Ellerslie Road is ideally located for the diverse array of amenities on offer in Shepherds Bush, including live music venues and theatre, numerous pubs, bars 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.

## DESCRIPTION

Immaculately presented throughout, the property has been newly converted from a Victorian terraced house, meeting all latest building regulations.

Accommodation comprises entrance hall, two double bedrooms, shower room and open plan kitchen/reception room with Juliette balcony.

nb. There are no resident parking permits available with this property.







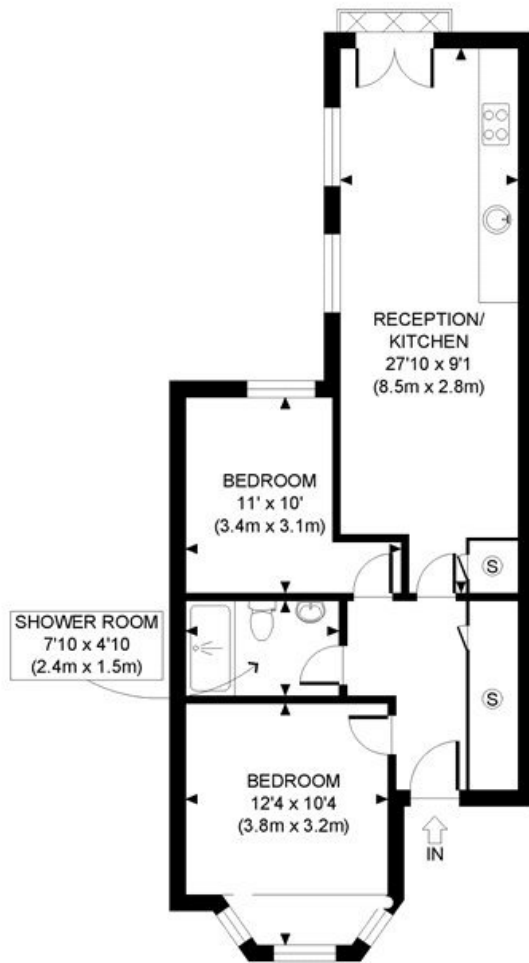
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold.

**PRICE:** £525,000 Share of Freehold



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>		
(55-68) <b>D</b>	67	67
(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	



RAISED GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 576 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 576 SQ FT/ 54 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**  
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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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