



## Loftus Road, Shepherd's Bush, W12

£275,000 Leasehold

A spacious studio apartment on this ever popular tree lined road in the heart of vibrant Shepherd's Bush.

Studio | Kitchen | Bathroom | 445 Sq Ft / 41 Sq M | Council Tax Band C | EPC Rating Band D

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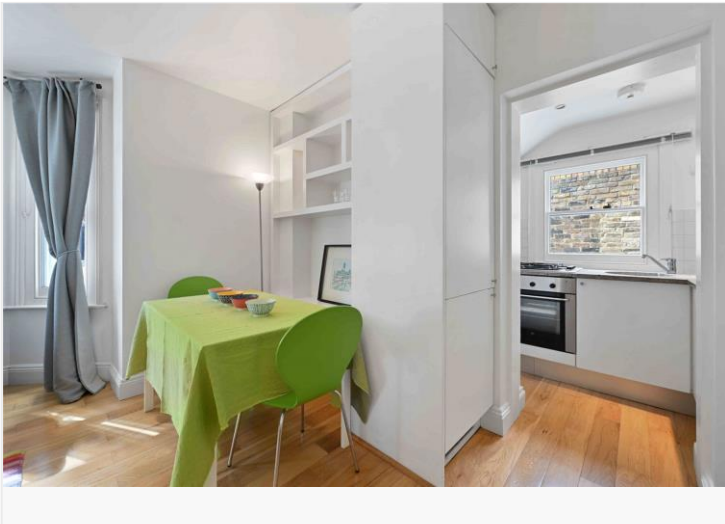
## LOCATION

Loftus Road is a tree lined residential street which is 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. Public transport is second to none, with numerous bus routes, Underground and London Overground stations within easy reach.

## DESCRIPTION

Accommodation comprises studio room with separate kitchen and bathroom. An ideal first time buy and offered with no onward chain.

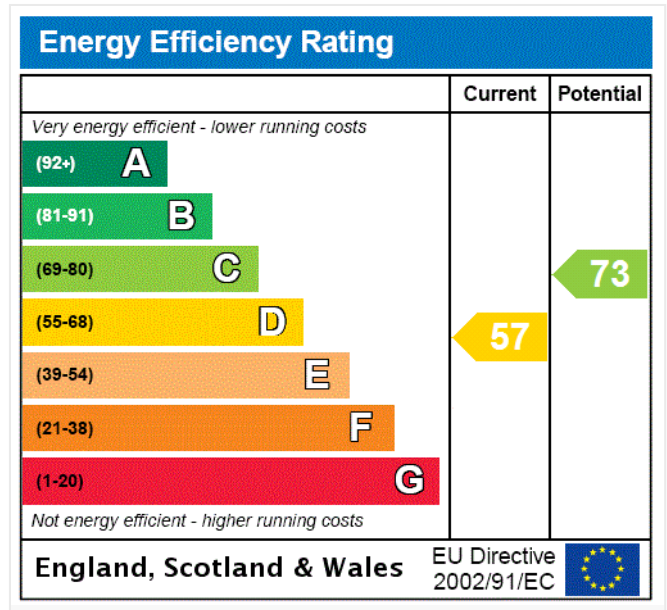


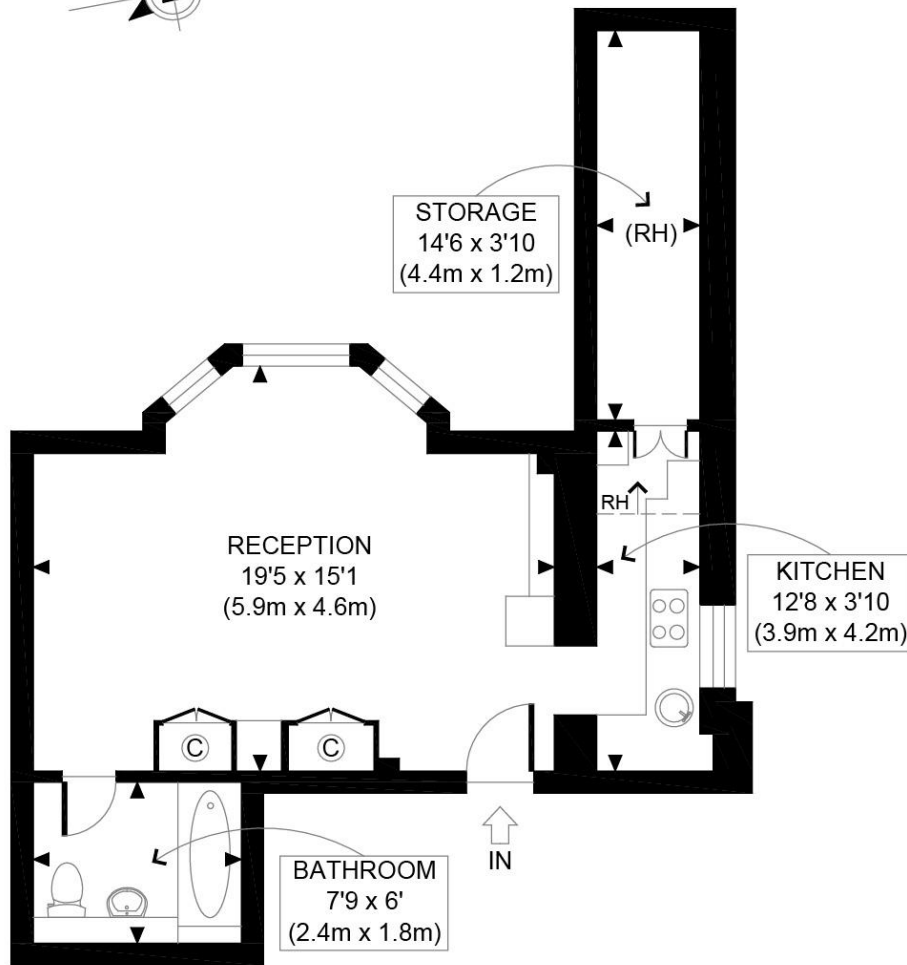


**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold.

**PRICE: £275,000 Leasehold**





LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 448 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 445 SQ FT / 41 SQM

Ref: WWSBS

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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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