



Bloemfontein Avenue, Shepherd's Bush, W12

£1,195,000 Freehold

A fabulous three bedroom Victorian family house with west facing garden on this popular street in Shepherd's Bush.

Reception Room | Kitchen | Dining Room | 3 Bedrooms | Bathroom | Shower Room | Cellar | Garden |
1694 Sq Ft / 157 Sq M | Council Tax Band F | EPC Rating Band D

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LOCATION

Bloemfontein Avenue is an attractive residential street which runs between Bloemfontein Road and Ellerslie Road. Close to Shepherd's Bush Green, Westfield London shopping centre, an abundance of independent shops, restaurants and an internationally famous music venue, as well as outstanding transport links. Shepherd's Bush Market Underground is the closest station, with Shepherd's Bush also within easy reach, offering both Central Line and London Overground services.

DESCRIPTION

Offered in extremely good condition throughout, the house benefits from accommodation which comprises entrance hall, double reception room, shower room and extended kitchen/dining room on the ground floor. The first floor offers three double bedrooms and family bathroom. The house also benefits from a west facing garden and there is scope to further extend in to the loft space, subject to the usual necessary consents being obtained.

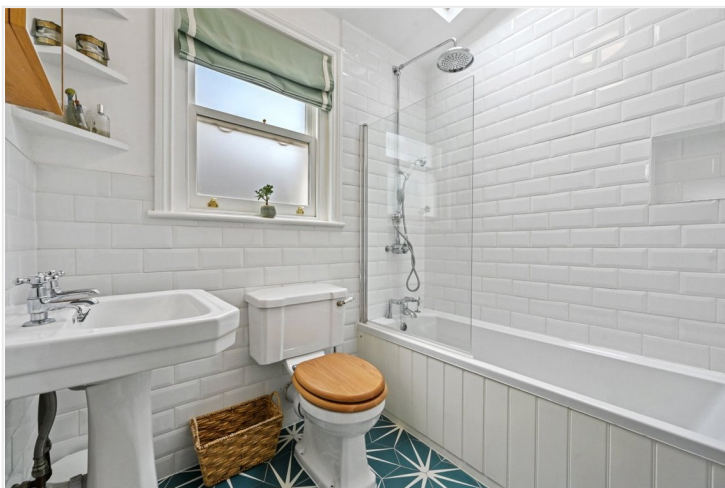




LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Freehold.

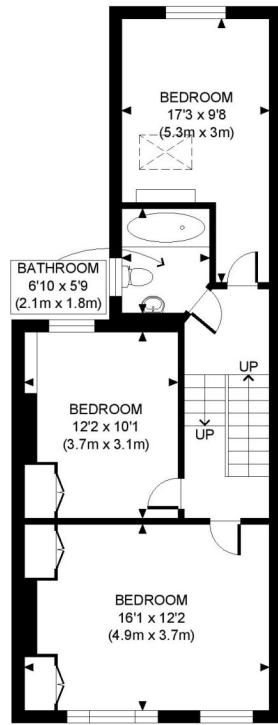
PRICE: £1,195,000 Freehold



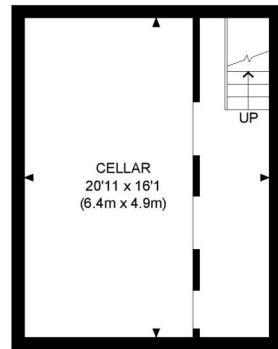
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

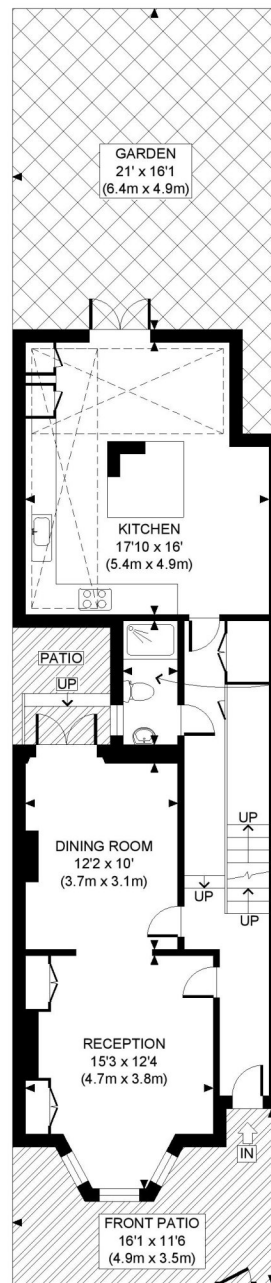
England, Scotland & Wales EU Directive 2002/91/EC



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 596 SQ FT



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 336 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 762 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 1694 SQ FT/ 157 SQM

PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

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.

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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