



## Melina Road, W12

£425,000 Share of Freehold

A delightful two bedroom flat in an ever popular location, in the heart of Shepherds Bush.

Reception | Kitchen | 2 Bedrooms | Bathroom | 594 Sq Ft / 55 Sq M | Council Tax Band D | EPC Rating Band D | London Borough of Hammersmith & Fulham

**Winkworth**





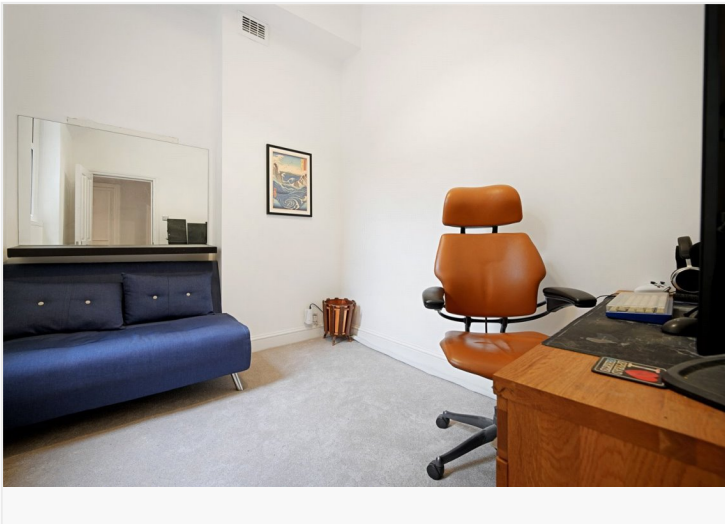
## LOCATION

Melina Road is a tucked away, no through road with a small park. At the top of the street is the popular Crown and Sceptre pub, which offers superb Thai food and a pretty beer garden. The location is ideal for the numerous amenities on offer in Shepherds Bush, as well as those in Brackbury Village. The nearest Underground stations are Goldhawk Road, Shepherds Bush Market and Shepherds Bush, where both Central Line and London Overground services are on offer. The various amenities of Westfield London are also close to hand.

## DESCRIPTION

Offered in good condition throughout, the flat benefits from accommodation comprising entrance hall with fitted cupboards, reception room with open plan kitchen, two bedrooms and bathroom.





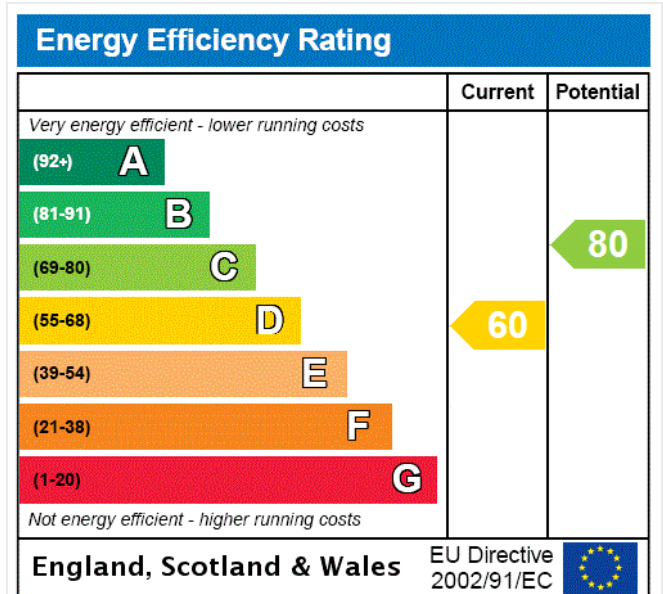
**LOCAL AUTHORITY**

London Borough of Hammersmith & Fulham

**TENURE**

Share of Freehold.

**PRICE: £425,000 Share of Freehold**







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 594 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 594 SQ FT/ 55 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.

Shepherds Bush | 020 8735 3266 | shepherdsbush@winkworth.co.uk

**Winkworth**

for every step...

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.