



Ormiston Grove, Shepherd's Bush, W12

£725,000 Leasehold

A stunning ground floor Edwardian maisonette with garden, having been extended and refurbished to a superb standard.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | Patio | Garden | 882 Sq Ft / 82 Sq M | Council Tax Band D | EPC Rating Band C

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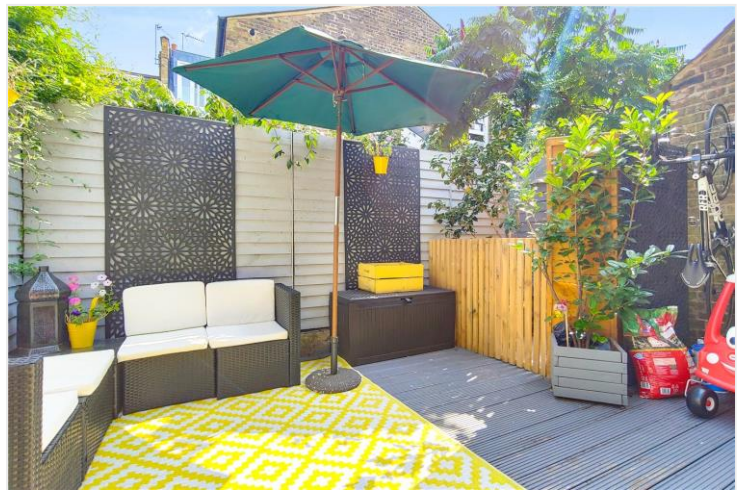


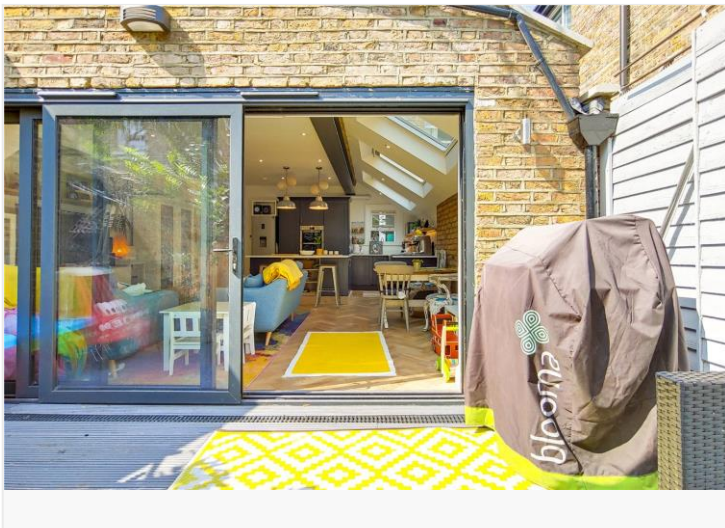
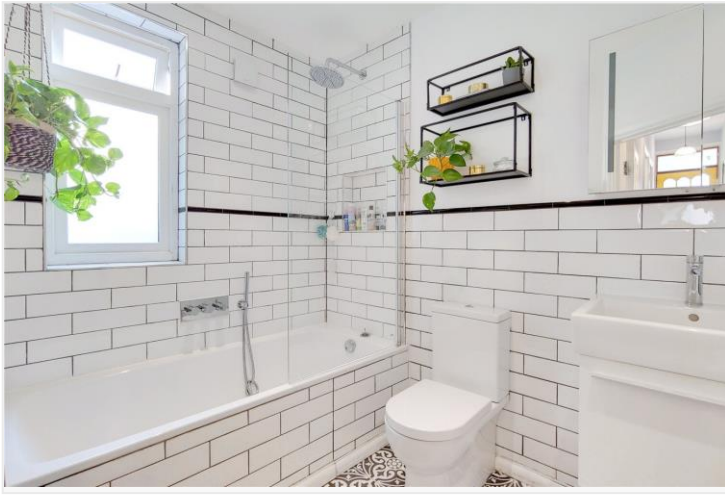
LOCATION

Ormiston Grove 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

Offered in superb condition throughout, having been subject to a comprehensive refurbishment, the property mixes traditional and contemporary styles. Accommodation comprises entrance hall, two double bedrooms, bathroom and a fabulous open plan kitchen/reception room featuring exposed brickwork and beams, which in turn leads to a private garden. The property also benefits from no onward chain.





LOCAL AUTHORITY

London Borough of Hammersmith & Fulham

TENURE

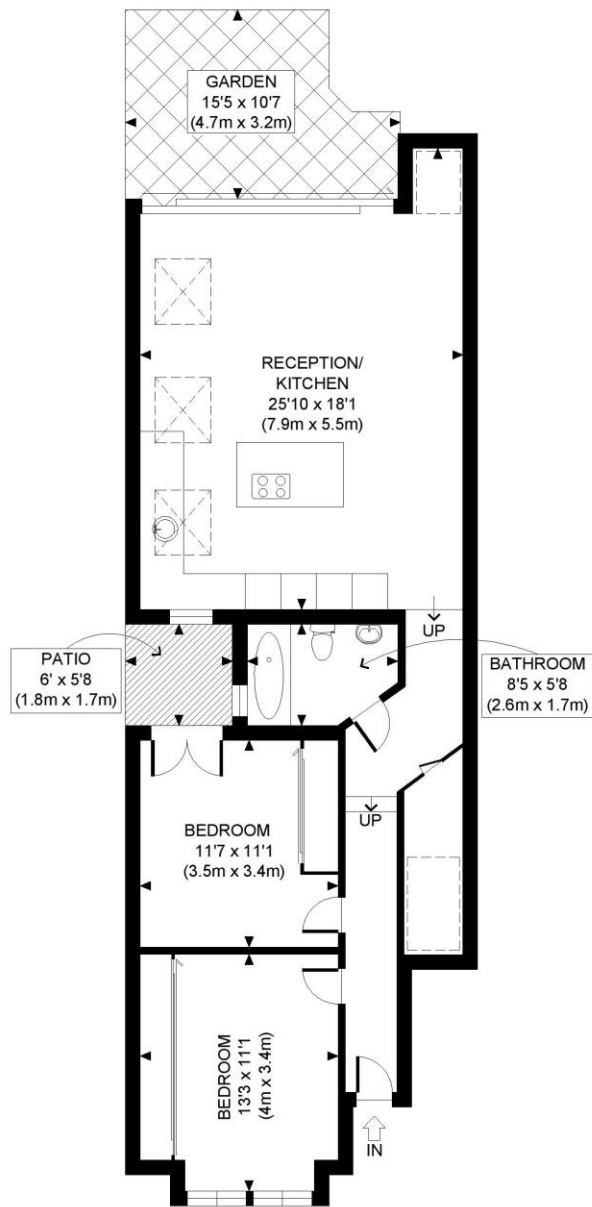
Leasehold.

PRICE: £725,000 Leasehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 882 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 882 SQ FT/ 82 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

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