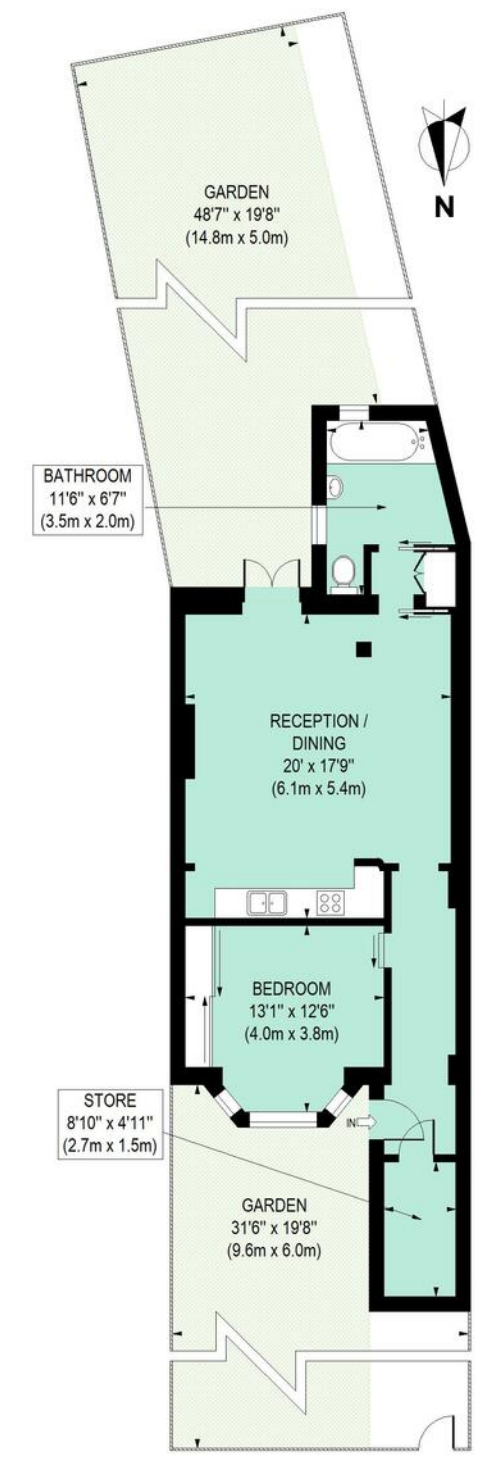


Uxbridge Road, W12
Approximate Gross Internal Area 67 sq m / 721 sq ft



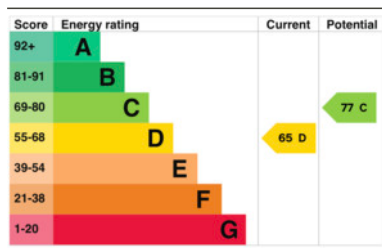
LOWER GROUND FLOOR
Floor Plan produced for Philip Wooller by Mays Floorplans © , Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

IMPORTANT NOTICE

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EPC



SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER
FOR SALE



UXBRIDGE ROAD W12 • SHEPHERD'S BUSH
£385,000 SHARE OF FREEHOLD

- Double bedroom
- Reception room - kitchen
- Bathroom
- Generous scale
- Unusually long south-facing garden
- Requires full refurbishment
- Potential to create a two bed flat
- Share of freehold - 995 years remaining
- EPC - D

Type
Period garden flat

Gross internal floor area
721 sq ft / 67 sq m approx.

Nearest stations
Shepherd's Bush Market (Ham. and City line,
Shepherd's Bush central line and mainline)



A spacious scaled garden floor flat near the junction with Boscombe Road. Requiring full refurbishment, the flat is accessed from its own entrance, with front garden included in the demise. It is currently laid out with one bedroom at the front, a very large bathroom at the rear and a large living room and kitchen which gives on to an unusually generous south-facing garden. The flat is one of four in this share of freehold building. The numerous amenities and interesting shops/ restaurants of Uxbridge Road are minutes away, including local favourites like The Bush Hall, Bush Theatre and Westfield. It is about 10 minutes walk west of Shepherd's Bush Market tube (Hammersmith & City Line), and 5 minutes further from Westfield and Central line tube/Mainline stations. St Stephens School is short walk and Ravenscourt Park and Hammersmith are within easy walking range to the south.

