

# FLETCHERS

ESTATE AGENTS



## Gainsborough Court, W12

£325,000

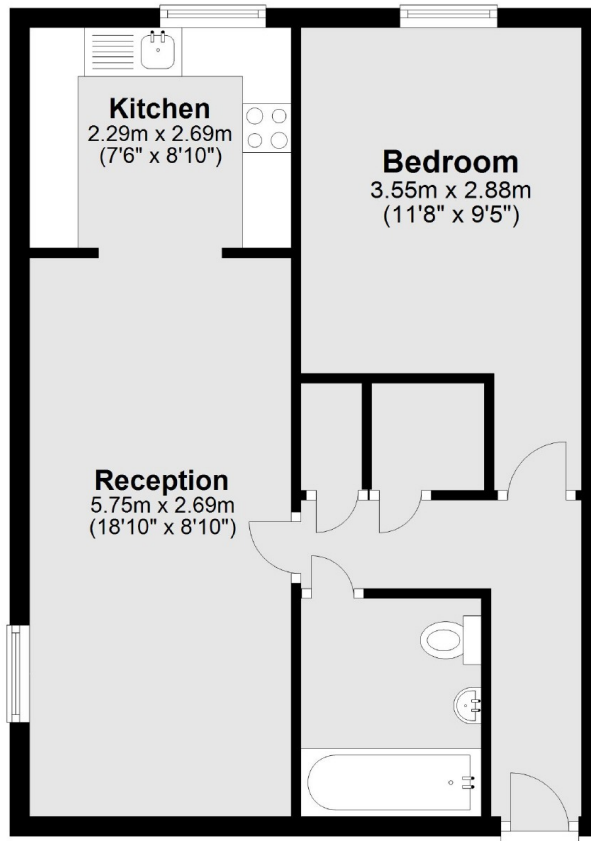
A one bedroom, purpose built flat in a central Shepherds Bush location. Situated in a quiet, private development this excellent property is perfect for first time buyers & investors alike, complete with allocated parking and access to a well maintained communal garden. The flat benefits from a generously sized double bedroom, two large storage cupboards and an open plan kitchen/reception room.

The flat is offered with a long lease and no onward chain.

Gainsborough Court is located just off Lime Grove, a quiet tree-lined street in the heart of Shepherd's Bush. The property is under a mile from the popular Westfield Shopping Centre and an array of independent coffee shops, restaurants and bars on Goldhawk Road. Shepherd's Bush and Goldhawk Road Underground and Overground Stations are both also under a mile away, offering excellent connections in and out of the city.

- Purpose Built • Allocated Parking • One Bed • Long Lease • No Onward Chain • Central Location •

## Ground Floor



Total area: approx. 46.0 sq. metres (495.5 sq. feet)

Fletchers Brook Green Sales  
144 Shepherds Bush Road, Hammersmith, London, W6 7PB  
020 7603 1415  
[brookgreensales@fletcherestates.com](mailto:brookgreensales@fletcherestates.com)

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.