

FLETCHERS

ESTATE AGENTS



Collingbourne Road, W12

£575,000

A wonderfully presented Victorian ground floor maisonette with a private garden situated within an attractive Victorian building moments in the popular 'groves' in Shepherd's Bush. This lovely garden flat comprises its own private entrance, two double bedrooms and a separate kitchen. As you enter this lateral flat, there is a spacious and bright reception room with plenty of natural light and wooden flooring. There is a large primary bedroom and a second bedroom both with built in storage and a family bathroom. To the rear of the flat there is a large kitchen with fitted appliances and wooden floors with access out to a private garden. The property benefits from a large basement with plenty of storage.

The apartment has planning approved for the erection of a single storey rear extension, to the side and rear. This would transform the property into a three bedroom, two bathroom flat with an open-plan kitchen/living at the rear of the property. Permission expires Saturday 22 April 2028

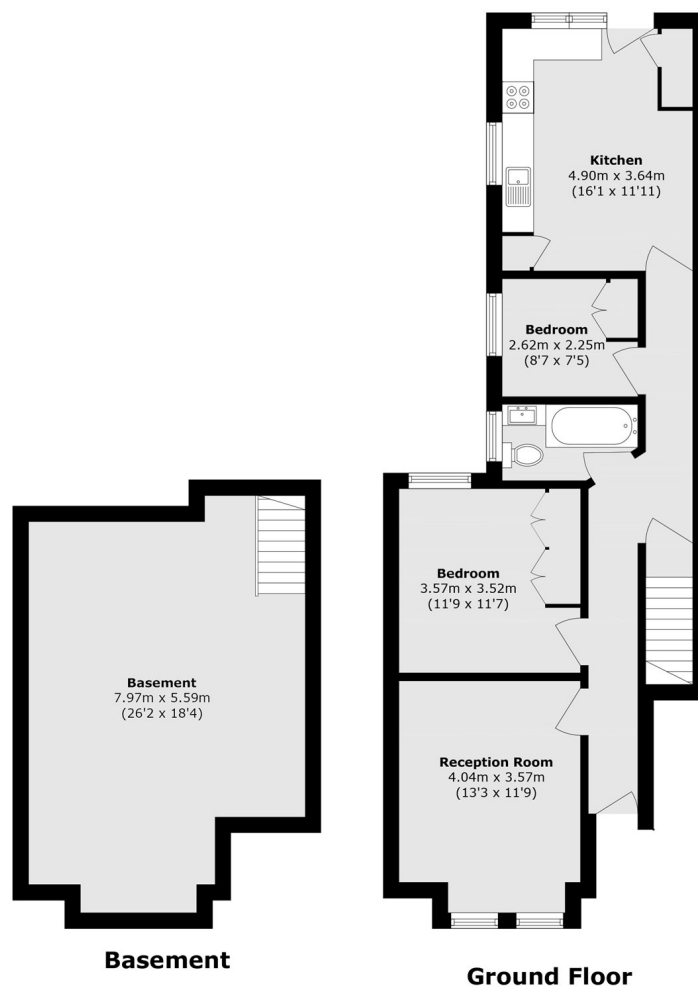
The property is offered to the market with a share of freehold and would make for an ideal first home or pied-à-terre.

Collingbourne Road is part of the popular 'groves' area of Shepherd's Bush and is a quiet, residential street. It is well served by a number of excellent independent shops, coffee shops (Proud Mary's), bars and pubs (Princess Victoria) along the Uxbridge Road. The Central Line (White City & Shepherd's Bush), the Circle Line & Hammersmith & City Line (Shepherd's Bush Market and Wood Lane) and London Overground (Shepherd's Bush) are all within a mile. Located Excellently for the plethora of shops, restaurants and amenities of Westfield and those surrounding the development at the BBC Television Centre & White City (Soho) House and green spaces of Wormholt Park.

• Share of Freehold • Two Bedrooms • Private Garden • Large Basement • Separate Kitchen • Quiet Residential Street •

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Total area (approx.): 106.6 sq. m (1147.4 sq. ft)

Fletchers Brook Green Sales
144 Shepherds Bush Road, Hammersmith, London, W6 7PB
020 7603 1415
brookgreensales@fletcherestates.com

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