

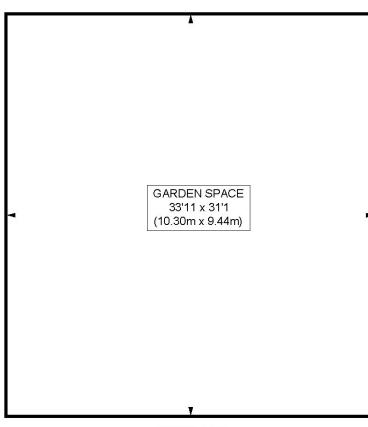
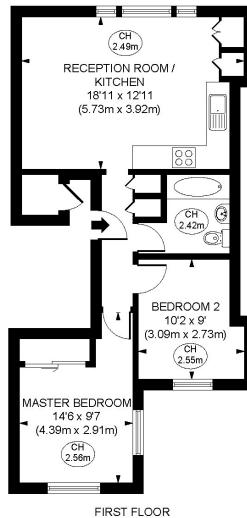
Conningham Road

Shepherds Bush, London, W12





CONINGHAM ROAD W12



APPROX. GROSS INTERNAL FLOOR AREA 550 sq. ft / 51.06 sq. m

Illustration for identification purposes only. Not to scale.

Conningham Road

Shepherds Bush, London, W12

Price Guide: £450,000 OIEO

This well presented two bedroom first floor apartment offers an excellent opportunity to purchase a home in a highly desirable West London location. The property is arranged over one level and provides a practical and well balanced layout throughout. The main reception room is open plan with the kitchen and measures approximately 19'0 x 12'10, offering a bright and comfortable living space with room for both dining and seating. This area benefits from good natural light and works well for everyday living as well as entertaining. There are two bedrooms, both well proportioned. The principal bedroom measures approximately 11'10 x 9'5, while the second bedroom measures around 9'10 x 8'11, making it ideal as a guest room, home office or nursery. A modern bathroom is located off the central hallway and the flat is presented in good decorative order throughout, allowing a buyer to move straight in. A real highlight of the property is the private garden, providing a generous outdoor space rarely found with apartments in this area. It offers excellent potential for outdoor dining, relaxing or entertaining during the warmer months. The property is situated on a quiet residential street close to Ravenscourt Park, with Goldhawk Road and Shepherds Bush Market Underground stations both within easy walking distance. Westfield Shopping Centre, along with a wide range of local shops, cafes and restaurants, is also nearby.

Well presented | First floor apartment | Reception room is open plan with the kitchen
 Bright and comfortable living space | Two bedrooms | Modern bathroom
 Private garden | Quiet residential street | Close to Ravenscourt Park
 Leasehold | 550 Sq. Ft (51.06 Sq. M)

All viewings by appointment through
 our [West Kensington Office](#):

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In accordance with the Property Misdescription Act 1991, we wish to emphasise that the information given in these particulars is intended to help you decide whether you wish to view this property. Whilst every care is taken to ensure the accuracy of these particulars please note that all measurements are approximate and we are, for the accuracy of other information, reliant on what the seller has provided. We strongly recommend that you rely on your own inspections and those of your advisors to establish the details of any aspects which are of particular importance. Please note that we have not undertaken any survey of the property or the appliances within it and the buyer must rely on their own investigations prior to exchange of contracts.

