


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

SHEPHERDS BUSH GREEN,
LONDON, W12 8PY

GUIDE PRICE
£300,000



SHEPHERDS BUSH GREEN



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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

This well presented one bedroom ground floor apartment in the popular W12 8PY area offers stylish accommodation throughout and excellent transport links for commuters into Central London. Finished to a good standard, the property is ideal for first time buyers, professionals or investors seeking a conveniently located home with strong rental potential.

The accommodation comprises a bright and welcoming living room which provides a comfortable space for both relaxing and entertaining. The kitchen is well maintained and fitted with modern units and work surfaces, offering practicality for everyday use. The bedroom is well proportioned and provides a peaceful retreat, while the bathroom is neatly presented with a contemporary suite.

Being positioned on the ground floor, the property offers ease of access and added convenience. The overall condition of the apartment means it is ready to move into with minimal work required.

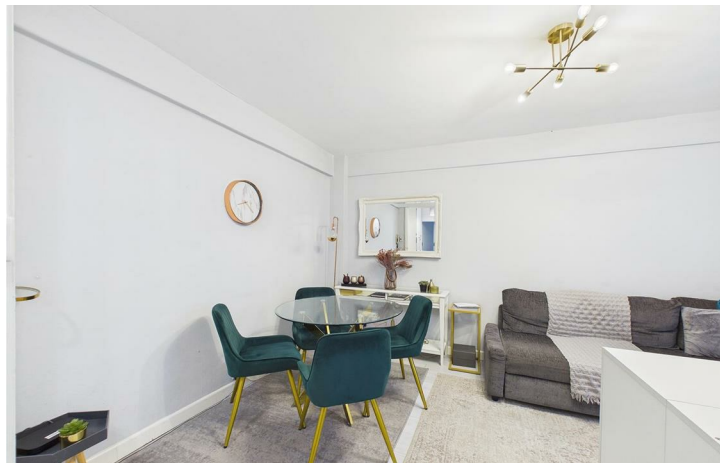
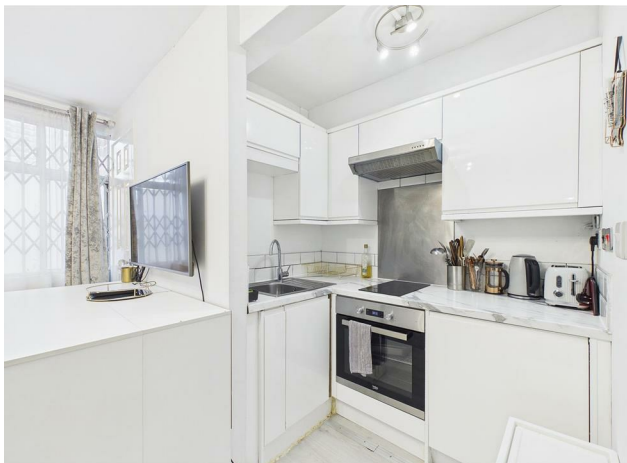
The location is a key highlight, with a wide range of local amenities close by including shops, supermarkets, cafes and restaurants. The area benefits from excellent transport connections, with nearby Underground and bus services providing quick and easy access into Central London and surrounding areas, making it ideal for commuters.

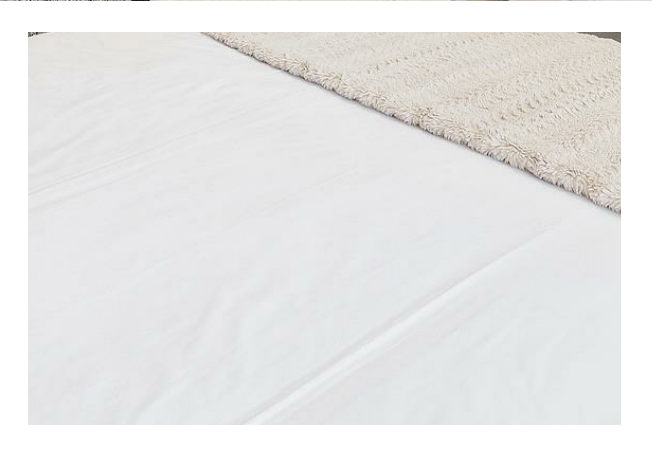
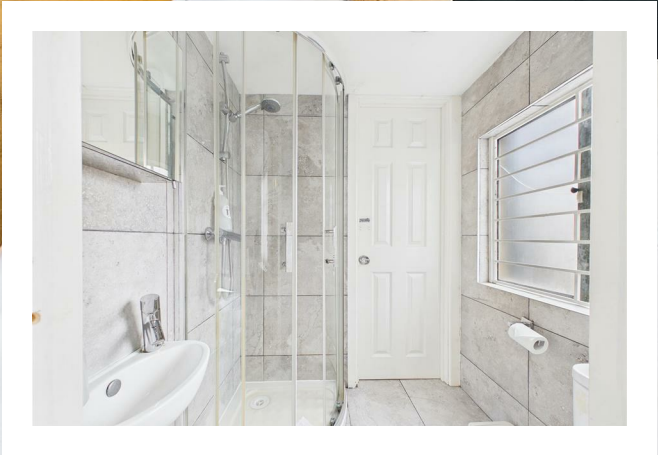
There are also local schools and green spaces within easy reach, adding to the appeal for a variety of buyers. This is a fantastic opportunity to acquire a well maintained apartment in a highly convenient and well connected London location.

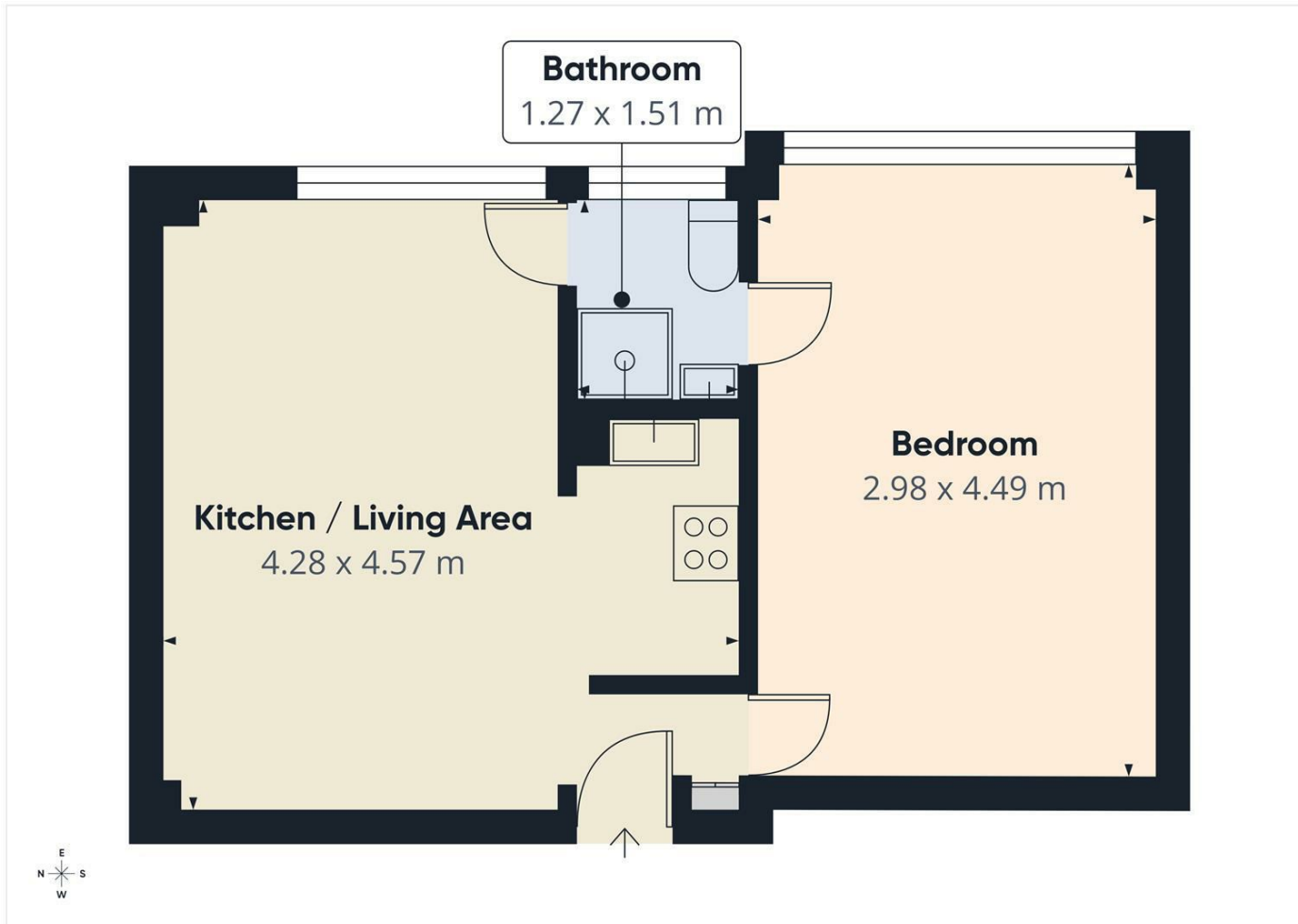
Living Room/Kitchen

Bedroom

Shower Room







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

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