

# FLETCHERS

ESTATE AGENTS



## Collingbourne Road, W12

£550,000

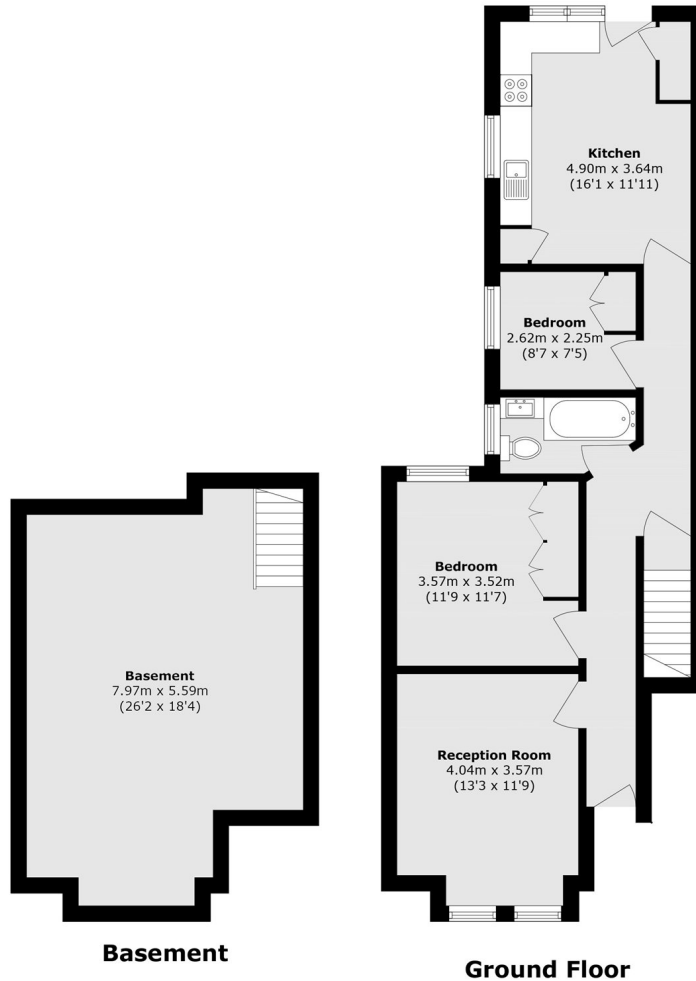
A wonderfully presented Victorian ground floor maisonette with a private garden situated within an attractive Victorian building moments in the popular 'groves' in Shepherds Bush. This lovely garden flat comprises its own private entrance, two double bedrooms and a separate kitchen. As you enter this 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.

Collingbourne Road is part of the popular 'groves' area of Shepherds 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 & Shepherds Bush), the Circle Line & Hammersmith & City Line (Shepherds Bush Market and Wood Lane) and London Overground (Shepherds 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)

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