



Uxbridge Road

, Shepherd's Bush, W12 8LR

£750 Per Week

An extremely well presented bright three double bedroom with three bathroom/shower/WC spacious maisonette split over the SECOND AND THIRD (WALK UP) of this converted building, right in the heart of Shepherd's Bush Green with both Westfield Shopping centre and the underground/Bus stations within easy waling distance. This spacious duplex comprises of:- Entrance hallway, large reception/dining room with wood floor and view over the Green, separate fitted kitchen, landing with storage cupboard, three bedrooms (master having it's own en-suite shower/wc), two further bathroom/wc and large shower/wc., plenty of storage throughout with fitted wardrobes in each bedroom. The property is available from NOW and offered furnished for long let only. Flat is an ideal home for three professional sharers or family rental.

- Three Double Bedrooms
- Three Bathrooms (2 e/s)
- Split Level (2nd & 3rd)
- Minutes to Shepard's Bush underground station & Westfield shopping mecca
- Wood floor & High Ceilings
- Secondary glazed throughout

Viewing

Please contact our Messila Residential Office on 020 7586 6699 if you wish to arrange a viewing appointment for this property or require further information.



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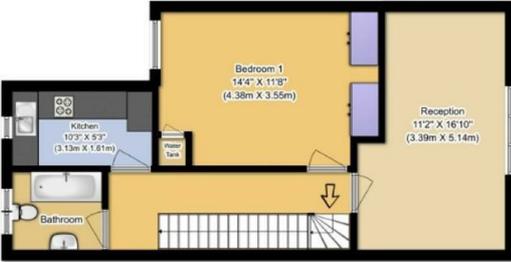
Floor Plan



FLOOR PLAN

UXBRIDGE ROAD, SHEPHERDS BUSH, LONDON W12 8LR





SECOND FLOOR



THIRD FLOOR

ROOM DESCRIPTIONS

ENTERED
The property is entered via a communal entrance hall

SECOND FLOOR
 Reception 11'2" X 16'10" (3.39m X 5.14m)
 Bedroom 1 14'4" X 11'8" (4.38m X 3.55m)
 Kitchen 10'3" X 5'3" (3.13m X 1.61m)
 Bathroom 6'7" X 5'10" 2.0m X 1.77m

THIRD FLOOR
 Bedroom 2 9'11" X 11'10" (3.01m X 3.61m)
 Bedroom 3 9'11" X 16'1" (3.03m X 4.9m)
 Shower Room 1 6'11" X 12'8" (2.12m X 3.85m)
 Shower Room 2 5'12" X 2'9" (1.82m X 1.0m)
 Hallway 13'11" X 2'9" (4.24m X 0.83m)
 Storage

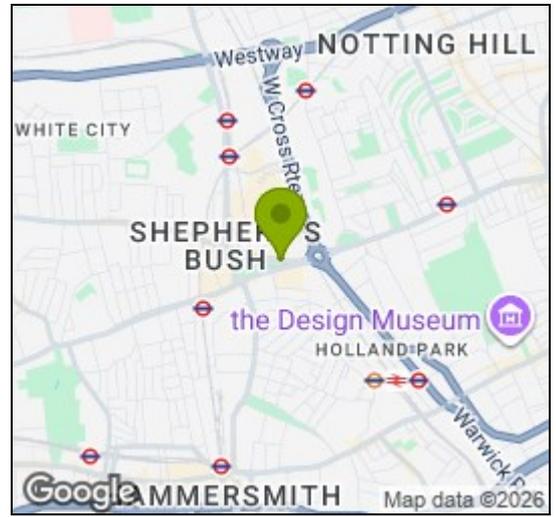
APPROX GROSS INTERNAL SECOND FLOOR AREA 468 SQ.FT (43.49 SQ.M)

APPROX GROSS INTERNAL THIRD FLOOR AREA 407 SQ.FT (37.81 SQ.M)

Illustration for identification purposes only. measurements are approximate, not to scale.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		78	(55-68) D
(39-54) E	59		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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