



CHAMPIONS

Champions
110 Kensington Church Street,
London, W8 4BH
Tel : 020 7881 8080 Fax :



TO LET

Conningham Road, Shepherds Bush
£325 pw + Tenant Fees apply.

A newly redecorated one bedroom flat on the first floor of a Victorian conversion in Shepherds Bush.

- **Apartment**
- **1 Bed**
- **1 Reception**
- **1 Bathroom**
- **Washing Machine**
- **Energy Rating : D**
- **Part Furnished**
- **Shower**
- **Balcony**
- **Dish Washer**



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Conningham Road,
London,

W12 8BU

A newly redecorated one bedroom flat on the first floor of a Victorian conversion in Shepherds Bush. Situated on a popular street, the flat comprises a spacious reception room with sash windows, a separate brand new modern kitchen with all new appliances including a dishwasher, bathroom with shower over the bath and a good size bedroom with excellent storage and French doors that lead out onto a spacious roof terrace. The property is within easy reach of both Goldhawk Road (District Line) and Shepherds Bush (Central Line) tube stations as well as offering easy access to the A4. The amenities of Goldhawk Road and Shepherds Bush Green are also within easy reach.

>> Key Features

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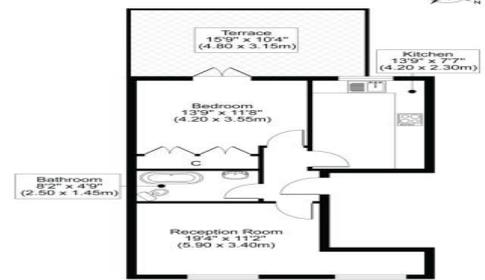


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CONNINGHAM ROAD, W12
TOTAL APPROX FLOOR PLAN AREA 886 SQ.FT (86 SQ.M)
FIRST FLOOR



All measurements, walls, doors, windows, fittings and their positions, their size and location are given approximately and are not intended to be used for legal purposes. Please refer to the actual site agent.

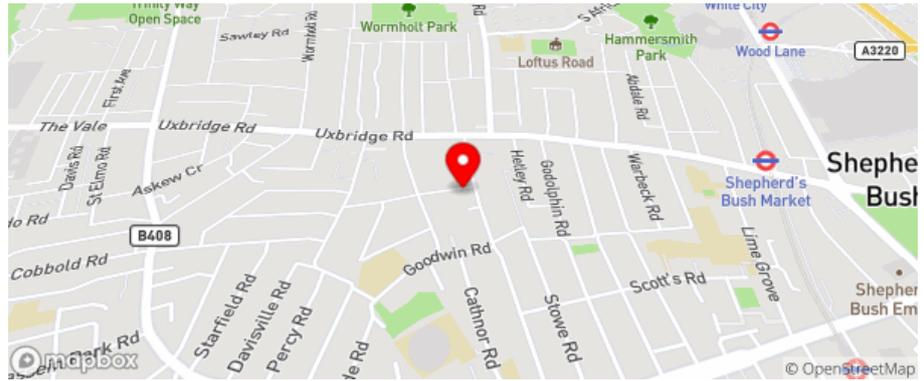
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Directions



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		77	(69-80) C
(55-68) D	68		(55-68) D
(39-54) E			(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	EU Directive 2002/91/EC		England
			EU Directive 2002/91/EC

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Champions cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.