



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 floor of this converted building (WALK UP), right in the heart of Shepherd's Bush Green with both Westfield Shopping centre and the underground/Bus stations within 5 minutes walk! This spacious flat comprises of:- Entrance hallway, large reception room with wood floor and view over the Green, separate fitted kitchen, 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 mid March 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.



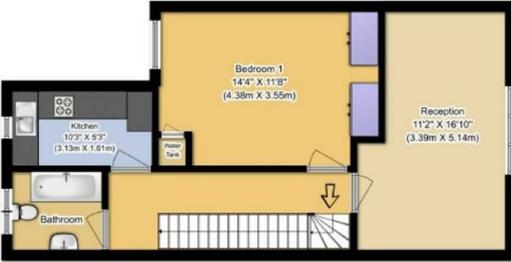
Floor Plan



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	Current	Potential
59	78	66	42

Energy Efficiency Rating Legend:
 A (92 plus) - Very energy efficient - lower running costs
 B (81-91)
 C (69-80)
 D (55-68)
 E (39-54)
 F (21-38)
 G (1-20) - Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:
 A (92 plus) - Very environmentally friendly - lower CO₂ emissions
 B (81-91)
 C (69-80)
 D (55-68)
 E (39-54)
 F (21-38)
 G (1-20) - Not environmentally friendly - higher CO₂ emissions

England & Wales | EU Directive 2002/91/EC



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