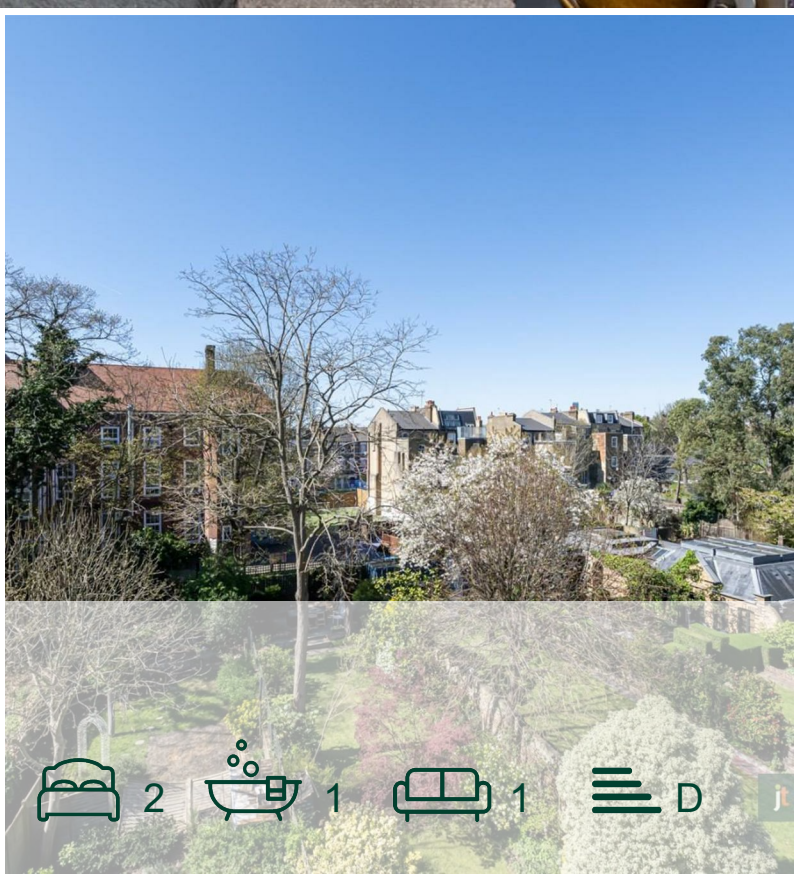




Lime Grove W12,
Shepherds Bush, London

Asking Price £475,000



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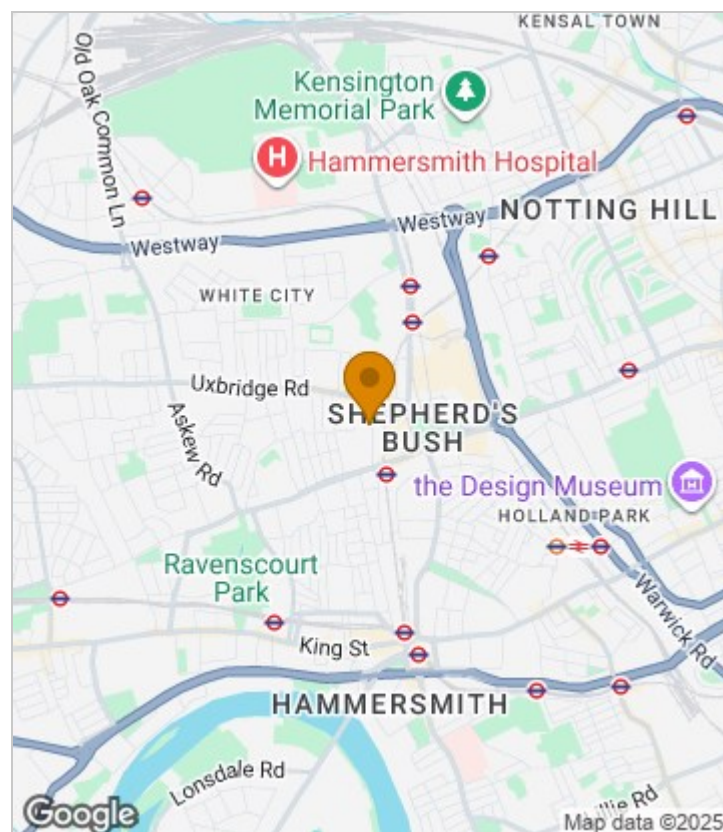
Summary Description

Lime Grove, W12. A light and spacious two bedroom property situated on the top floor of a beautiful period building. This centrally located flat offers 2 double bedrooms, a light and spacious living space and separate kitchen. A further suntrapped study space completes the top floor. The property is offered chain free with a share of freehold.

Lime Grove is a prime residential road enabling easy access to all the amenities on offer in Shepherd's Bush or Hammersmith including Westfield shopping center. The location has fantastic transport links with a number of convenient buses running from either the Goldhawk Road or the Uxbridge Roads. There are also a number of tubes within the immediate area with the Hammersmith and City Line on Uxbridge Road, the Central Line station at Shepherds Bush or the British Rail station at Shepherds Bush.

Share of Freehold. Lease: 969 years remaining.
Service Charges: Ad Hoc. Council Tax Band D

Area Map





First Floor

Entrance

Study
2.47 x 2.15m
(8'1" x 7'1")

Reception Room
5.13 x 4.17m
(16'10" x 13'8")

Bedroom
3.32 x 2.80m
(10'11" x 9'2")

Bedroom
5.12 x 3.51m
(16'10" x 11'6")

Kitchen
2.32 x 1.70m
(7'7" x 5'7")

Second Floor

Low Ceiling

Low Ceiling

Low Ceiling

Low Ceiling

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Lime Grove, W12

Approx. Gross Internal Area
75.71 Sq M - 815 Sq Ft

TOTALVISTA

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

Please contact our Sales SB Office on 0208 740 8740 if you wish to arrange a viewing appointment for this property or require further information.

- SHARE OF FREEHOLD
- OFFERED CHAIN FREE
- CENTRAL SHEPHERDS BUSH LOCATION
- SPACIOUS RECEPTION ROOM
- TWO DOUBLE BEDROOMS
- EXCELLENT TRANSPORT LINKS
- CLOSE TO WESTFIELD SHOPPING CENTER

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

