





## Bush Court, Shepherds Bush Green, London, W12

£425,000

 3  1

A spacious three-bedroom flat on the 17th floor of Bush Court offering sweeping panoramic views across London.

This well-proportioned apartment features three generous double bedrooms, a large and bright living room, and a fully fitted kitchen and diner, making it an excellent option for those seeking space and convenience in a prime West London location.

Due to the current building structure, the flat is best suited to cash buyers, presenting a strong opportunity for investors or those looking for a high-yield rental prospect.

Bush Court is ideally located for the amenities, transport links, and regeneration zones of Shepherd's Bush, including Westfield London, local parks, and multiple Underground stations.

### Floor Area

953 sq. ft.

### Tenure

Leasehold - 132 years remaining

### Service Charge

£2844.84 per annum

### Ground Rent

£(Included in service charge)  
per annum

- QUOTE REF AR0255
- Three spacious double bedrooms apartment
- Spectacular panoramic views across London
- 17th-floor position with lift access
- Superb investment opportunity
- Large living room with abundant natural light
- Fully fitted modern kitchen
- Ideal for cash buyers due to building structure

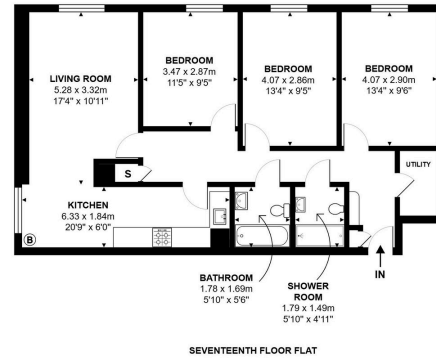


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APPROX. GROSS INTERNAL AREA: 88.5 m<sup>2</sup> ... 953 ft<sup>2</sup>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



All attempts have been made to ensure the accuracy of this floor plan. All measurements of doors, windows, opening directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.