

Conningham Road, W12

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## Conningham Road, W12

A Garden Flat With Room To Grow. Two outdoor spaces (including a private 30ft back garden), two bedrooms and a home that's ready to make your own. This first time buyer friendly flat has so much potential - just off Uxbridge Road, 2 minutes to shops and 10 mins to transport.

- Two outdoor spaces including a 30ft private back garden
- The main bedroom opens directly onto a patio with steps up to the lawn
- A 19ft reception room with space for both sitting and dining
- Two bedrooms - built-in storage in the main bedroom and a second room that's ideal as a home office
- A genuine blank canvas for a first-time buyer ready to put their own stamp on it
- Compact fitted kitchen with scope to update
- Separate bathroom and w/c
- Just off Uxbridge Road with Shepherds Bush Market for the Central Line only a ten-minute walk away
- Wormholt Park a few minutes walk away, The Hawthorn and Proud Mary's both nearby for food & drinks
- Leasehold with 94-years remaining



A Garden Flat With Room To Grow. Two outdoor spaces (including a private 30ft back garden), two bedrooms and a home that's ready to make your own. This first time buyer friendly flat has so much potential - just off Uxbridge Road, 2 minutes to shops and 10 mins to transport.

For a lot of first-time buyers on a budget, outdoor space is the first thing to be sacrificed. Not here - you get a low maintenance front garden leading up to your own front door and a 30ft back garden that's exclusively yours and entirely private.

The flat occupies the lower ground floor of a Victorian terraced house on a street just off Uxbridge Road. ►



- ▶ It gets a lot more light than you'd expect - the lounge and both bedrooms face out onto the gardens. In fact the main bedroom opens directly onto the rear garden through its own side door, with a patio at the back before steps lead up to the neat lawn above.

Inside, the flat is well-kept but ready for you to make it your own - perfect if you're a first-time buyer who wants to put their own stamp on a place rather than pay a premium for someone else's renovation.

The reception room measures almost 19ft across, with space for a sitting area and a dining table without it feeling squeezed. The kitchen is separate - compact, functional and ready to be updated when the time is right.

The main bedroom is a decent sized double with built-in storage, and the second bedroom works well as a spare room or a home office.

There's a separate WC and a bathroom next door - which is fairly typical of a flat this age. Some people like it that way. If you don't, it will be simple enough to combine the two into a larger, more luxurious bathroom.

Wormholt Park is a few minutes' walk away - a proper local park with plenty of open space, and a choice of good schools including St Stephen's Primary C of E.

The Hawthorn and Proud Mary's are both close by on Uxbridge Road if you're after somewhere good to eat, drink and relax to drink in the local atmosphere.

And you've got the Central Line and Hammersmith and City Line nearby, meaning you can hit the shops on Bond Street in less than 15 minutes. Closer to home you're spoiled for choice when it comes to big name brands and places to eat with Westfield on your doorstep.

The lease has 94 years remaining.

It won't be for you if you're looking for somewhere that's ready for you with nothing left to do - but if you've been searching for a first home in W12 with real outdoor space and scope to make it genuinely yours, this will be well worth coming to see.

*I'm expecting plenty of interest - get in touch to arrange a viewing.*





## LOCATION



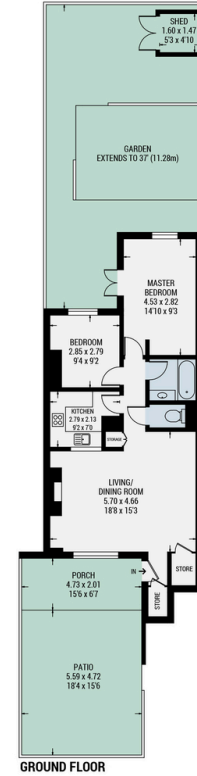
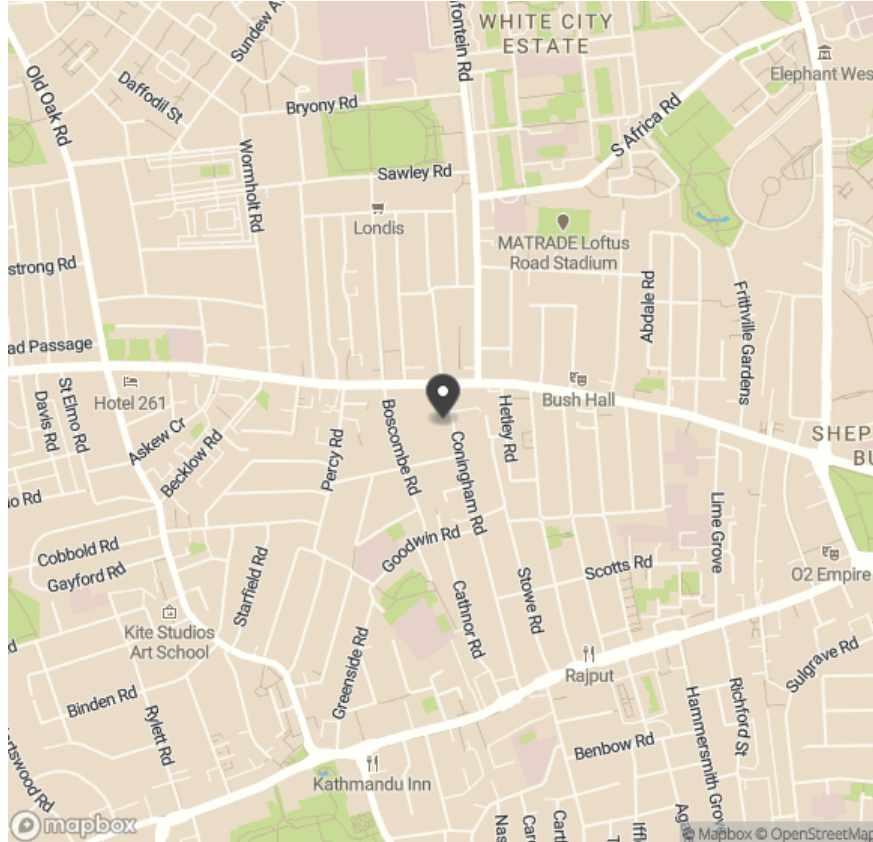
Property location

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: **80**

Potential: **81**

## FLOOR PLAN



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