



Coningham Road, London W12

A generous three bedroom garden flat providing 1,240 sq ft of accommodation, set on the ground and first floor of this Victorian conversion, benefitting from it's own entrance and a large 50 ft private garden, with a separate garden studio.

This well-presented, spacious flat offers a modern open-plan dining room with an integrated kitchen, and a separate reception room, three bedrooms, cloakroom, utility room and a large bathroom. Benefiting from a 50 ft private rear garden, generous storage, and a private entrance with a wide entrance hall. Situated in a sought-after residential street in Shepherd's Bush, the property benefits from excellent transport links, being within walking distance from Goldhawk Road, Shepherd's Bush, and Ravenscourt Park stations (Hammersmith & City, Central, Circle, District, Mildmay and Piccadilly lines), as well as being in easy reach to the extensive shopping and leisure amenities of Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club.

Asking Price: £850,000 Leasehold

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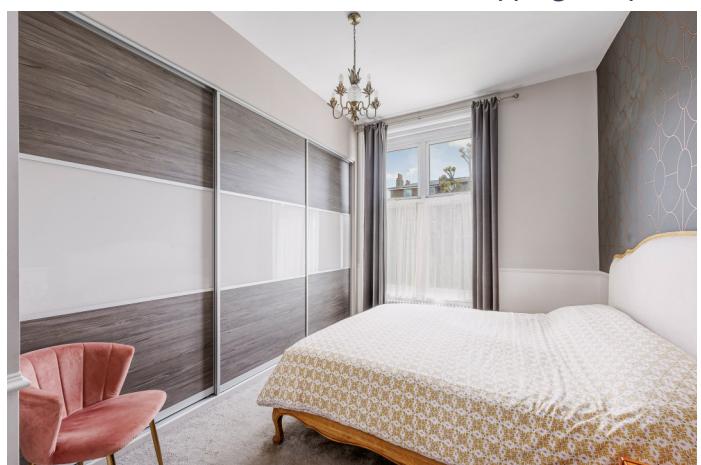
Coningham Road, London W12 8BY

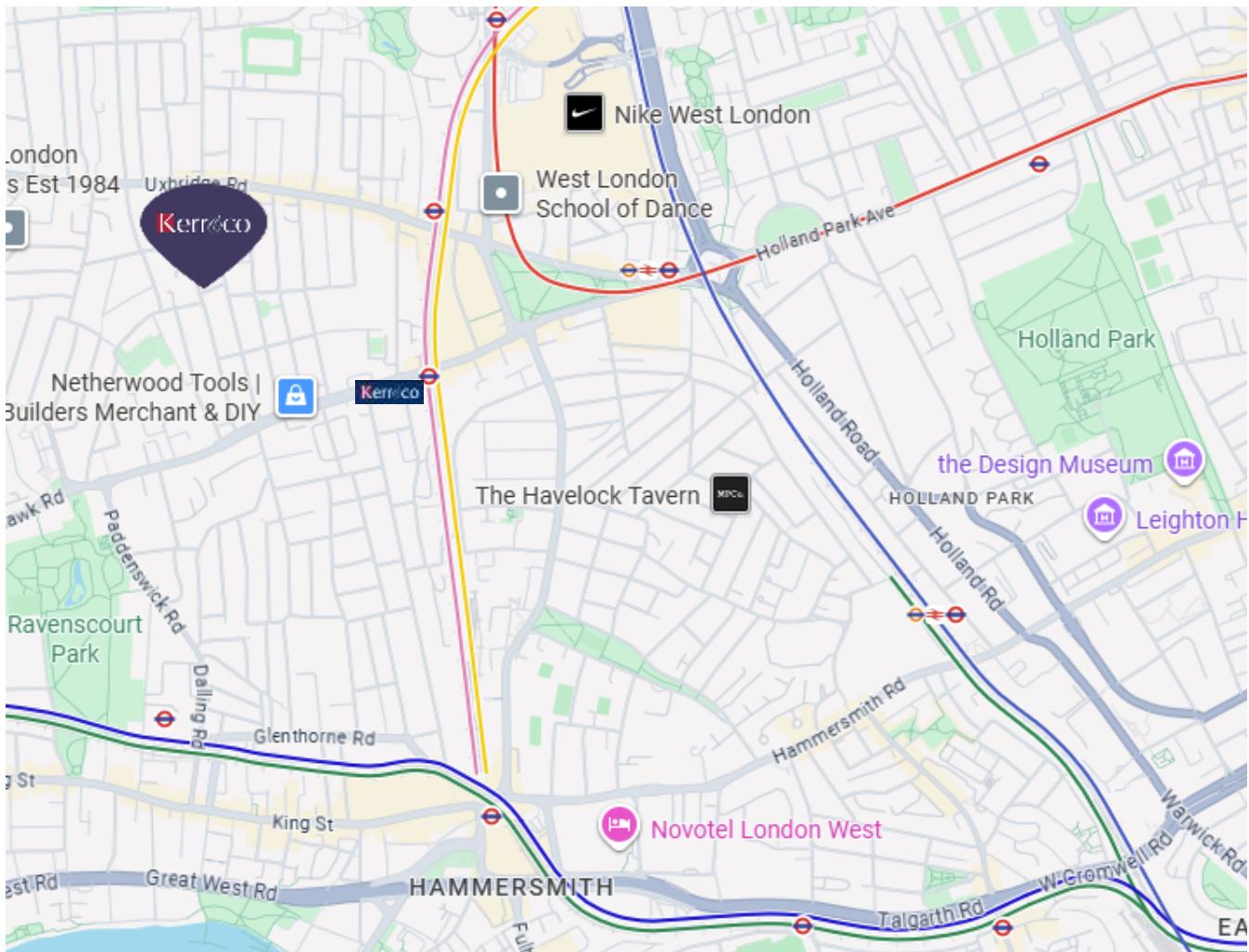
Spacious three bedroom garden flat
Dining room with open plan modern integrated
kitchen.

50 ft private garden
Spacious Bathroom.
Cloakroom.
Utility room.

Well located for ease of access to Goldhawk Road,
Shepherd's Bush and Hammersmith underground
stations (Central, Circle, Hammersmith & City,
District and Piccadilly lines).

Short walk from shopping amenities in the well
renowned Westfield shopping complex.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	79 C
39-54	E		
21-38	F		
1-20	G		

Sample EPC

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Tenure:	Leasehold with 104 years remaining
Service Charge and Ground Rent:	TBC
Service charge covers	Building insurance and repairs and maintenance.
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band E (£1773.95 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps down to front doors and internal stair case
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood risk:	Ask agent

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Asking Price: £850,000

Three bedroom Victorian conversion garden flat

Approximate gross internal floor area: 1,132 Sq. Ft. / 105.2 Sq. M.

Office: 107 Sq. Ft. / 10 Sq. M.

Total: 1,240 Sq. Ft. / 115.2 Sq. M.

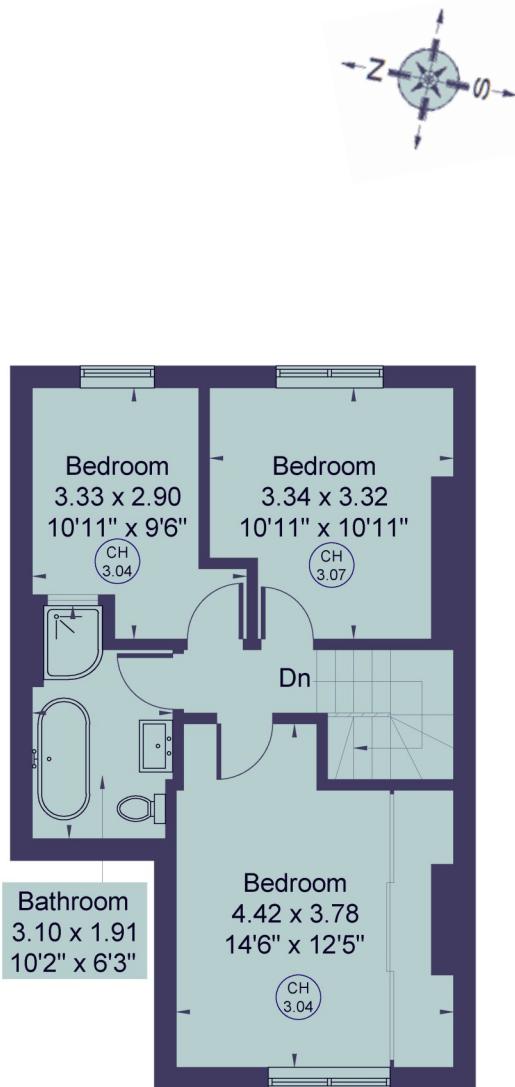


Ground Floor

58.8 sq m / 633 sq ft

Office

10.0 sq m / 107 sq ft



First Floor

46.4 sq m / 499 sq ft

Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements or doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.