



The Old Fire Station, Shepherd's Bush Road, London, W6 7NN

Welcome to
The Old Fire Station, Shepherds Bush
Road, London

A well-presented two-bedroom 4th floor flat in this Grade 2 listed building and built circa 1913. This property was formerly Hammersmith Fire station. The property benefits from a lift and is available with immediate vacant possession and no onward chain.

The accommodation comprises of an entrance hall, a reception room, fitted kitchen/breakfast room, two bedrooms and a bathroom/wc and offers over 500 sq. Ft of living accommodation. The property is ideal as a buy to let investment or would make an excellent first time buy. Located close to all the amenities of Hammersmith Broadway as well as Brook Green. Located within approximately 500ft of both Hammersmith stations (District & Piccadilly Lines & Hammersmith & City & Circle Lines).

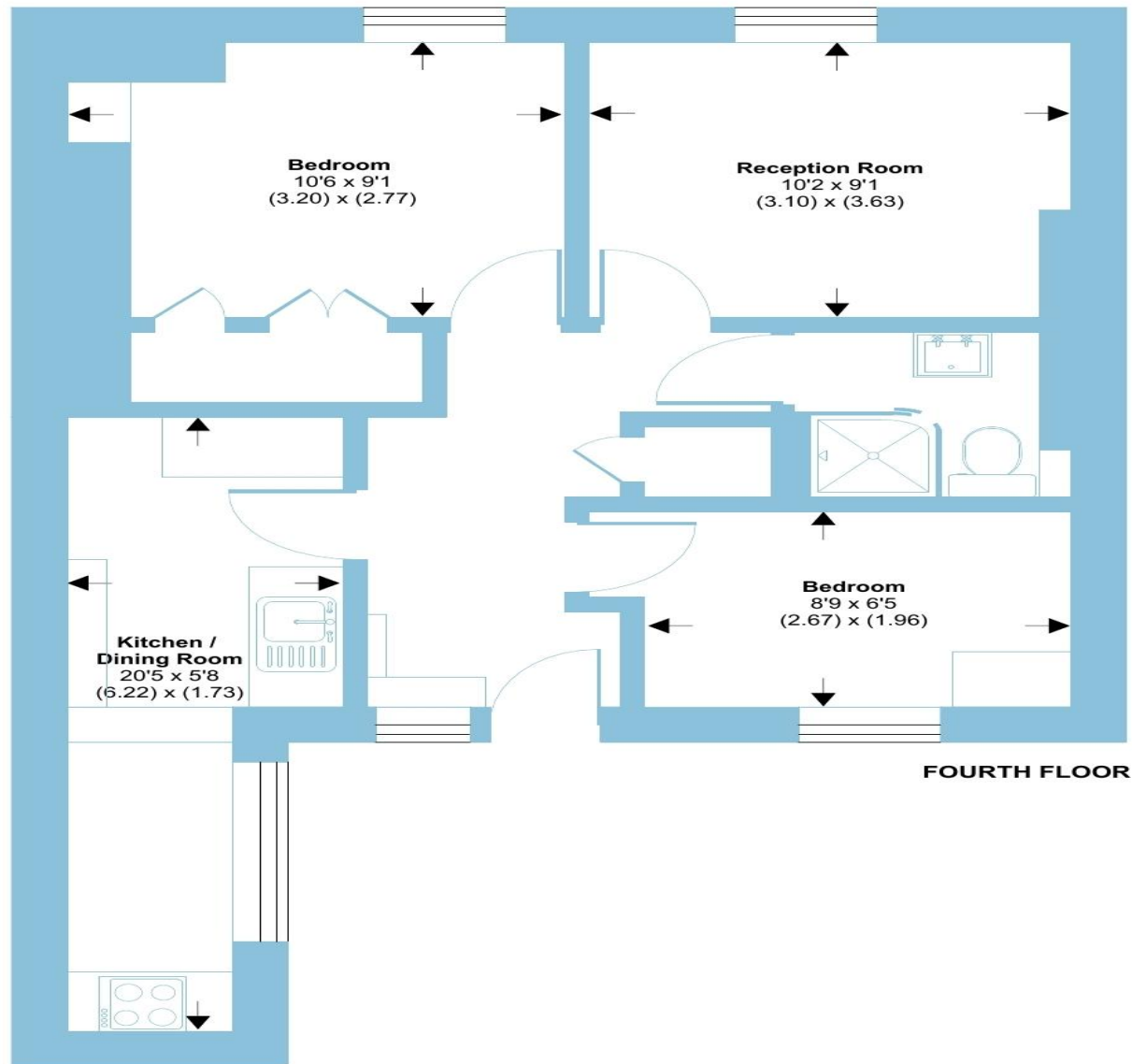
The area is surrounded by excellent shops and entertainment venues as well as superb schools. Offered for sale chain free and viewing is highly recommended.



Shepherds Bush Road, London, W6

Approximate Area = 508 sq ft / 47.1 sq m

For identification only - Not to scale



Welcome to

The Old Fire Station Shepherds Bush Road, London

- Two-bedroom flat
- 4th floor with lift
- Historic building
- Excellent location
- Chain free sale

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: 2721.24

Ground Rent: 1000.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Dec 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

A top (4th) floor two-bedroom flat in this Grade 2 listed building which was formerly Hammersmith fire station and is superbly located moments from the many amenities of Hammersmith Broadway. Chain free sale.

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WKT107359



Property Ref:
WKT107359 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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