



## Pennard Road, London, W12

£675,000 Leasehold

A beautifully presented one-bedroom split-level garden flat offering 933 sq ft of accommodation, complete with a private west-facing garden and available with no onward chain.

2 Reception Rooms | Kitchen | Bedroom | Bathroom | Garden | 933 Sq Ft / 87 Sq M | Council Tax Band D | EPC Rating Band D

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## LOCATION

Pennard Road is a sought-after residential street running between Goldhawk Road and Uxbridge Road, ideally positioned for the excellent amenities of Shepherd's Bush. Westfield London, an array of independent cafés, restaurants and shops, and the renowned O2 Shepherd's Bush Empire are all within easy reach. Excellent transport links include Goldhawk Road Underground Station (Circle and Hammersmith & City lines), with Shepherd's Bush Station (Central line and London Overground) also just a short walk away.

## DESCRIPTION

Located on a sought-after residential street, this beautifully presented split-level garden flat occupies the ground and lower ground floors of an attractive Victorian conversion.

The property offers bright and flexible accommodation and comprises, spacious open-plan reception room and kitchen with bay window and log burner. The kitchen also gives direct access to a private west-facing garden.

The generous principal bedroom benefits from built-in wardrobes, a dressing area and an ensuite bathroom, while the lower ground floor provides a versatile additional space that is ideal for use as an office or guest room.

The property is offered to the market with a long lease and no onward chain.

Lease: 189 years from 24 June 1979 (141 years remaining)

Service Charge: Paid Ad Hoc

Ground Rent: Nil







**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold 141 years 10 months.

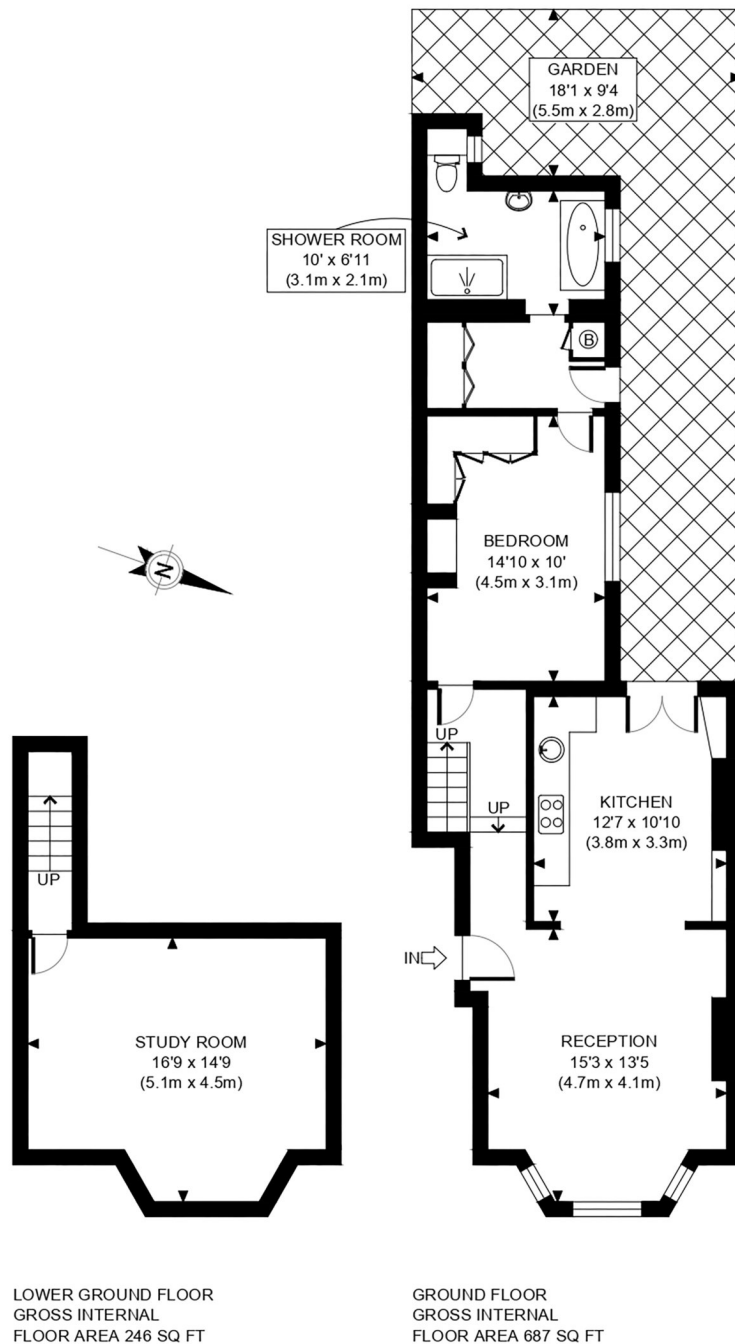
**PRICE:** £675,000 Leasehold



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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