





Godolphin Road, London, W12

£425,000 Share of Freehold

A beautifully presented one-bedroom, split level flat with a private garden. Sold with a share of freehold and no onward chain.

Reception Room | Open Plan Kitchen | Bedroom | Bathroom | Basement | Garden | 869 Sq Ft / 81 Sq M | Council Tax Band C | EPC Rating Band D

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LOCATION

Godolphin Road is a quiet, residential tree lined street to the south of Uxbridge Road, moments from all the local amenities and transport links Shepherds Bush has to offer. Askew Road with its array of independent restaurants, cafes and local pubs is also within walking distance.

Nearby you will find Hammersmith Park, the Television Centre development, Soho House, Westfield London and Ravenscourt Park. For transport you are nearby to Goldhawk Road and Shepherds Bush Market stations (Hammersmith and City and Circle line), Shepherds Bush station (central line), and the Overground.



DESCRIPTION

Presented to the market in excellent condition is this one-bedroom split level flat.

The property comprises a bright open plan reception room and kitchen with direct access to a lovely private garden.

The top floor has a double bedroom with a beautiful modern ensuite bathroom.

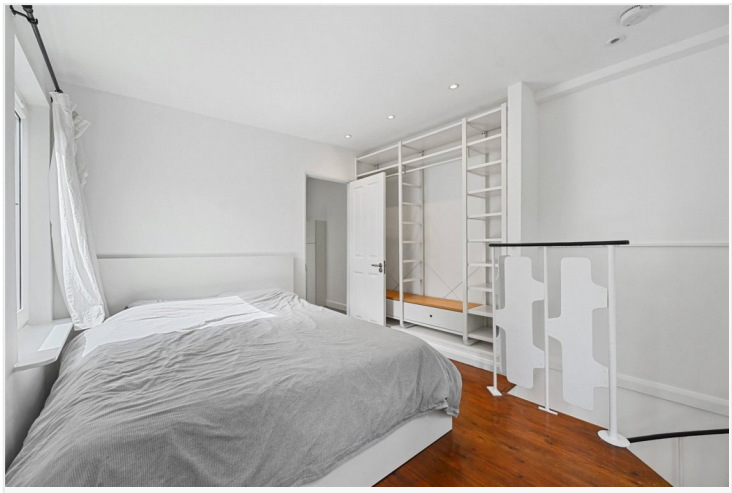
On the ground floor there is also access to a basement which is ideal for storage. The property is sold with a share of freehold and has no onward chain.



Share of Freehold with an underlying lease of 999 years from 25 December 2002

Service Charge: Ad hoc (Building Insurance is £600 pa)

Ground Rent: peppercorn



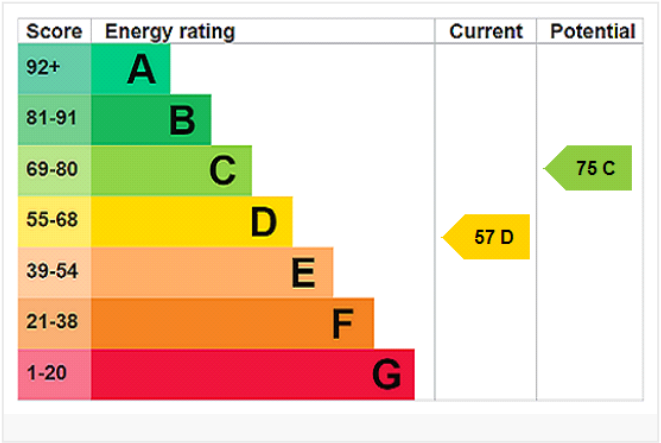


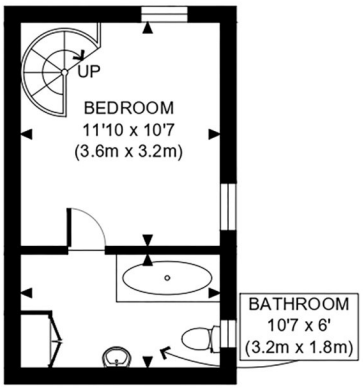


LOCAL AUTHORITY
Hammersmith & Fulham

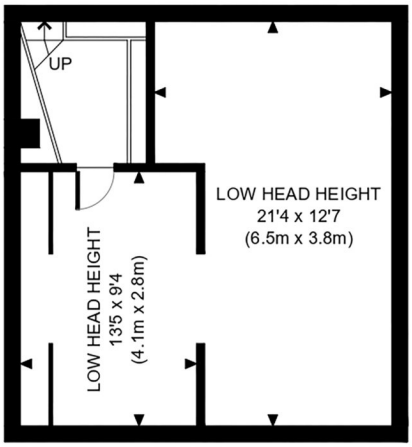
TENURE
Share of Freehold 975 years 3 months.

PRICE: **£425,000 Share of Freehold**

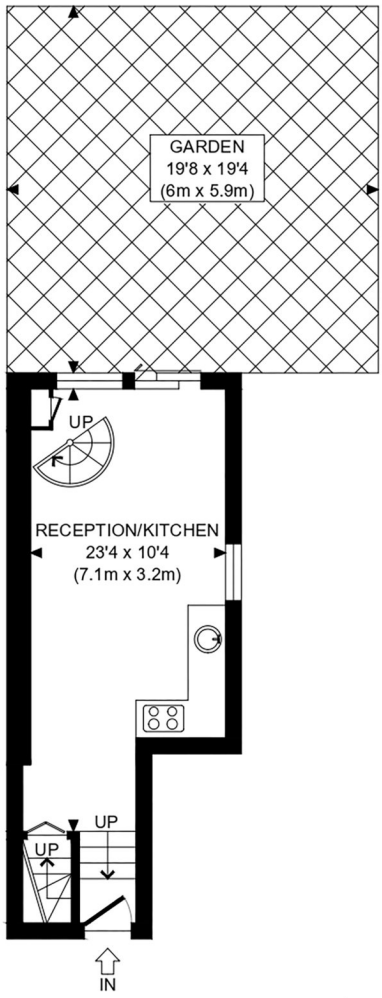




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 193 SQ FT



BASEMENT
GROSS INTERNAL
FLOOR AREA 420 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 256 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING BASEMENT: 869 SQ FT/ 81 SQM
APPROX. GROSS INTERNAL FLOOR AREA EXCLUDING BASEMENT: 449 SQ FT/ 42 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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