



andrew nunn
ASSOCIATES

£450,000

Westwick Gardens

London, W14 0BU



PROPERTY SUMMARY

A spacious one bedroom lower ground floor garden flat in this popular residential road conveniently situated only a short walk from Shepherds Bush Green and Westfield shopping centre. This 587 sqft apartment benefits private south facing garden and wood flooring throughout. Hall, sitting room, conservatory leading out to the garden, fitted kitchen, bathroom and spacious double bedroom with fitted wardrobes. No onward chain. Share of freehold. Westwick Gardens is an attractive residential street, located closed to Shepherds Bush Green with Westfield shopping centre a short walk away. Conveniently located for various transport options with Shepherds Bush (Central and Overground) located close by and Goldhawk Road, Shepherds Bush Market (Circle and Hammersmith & City) and Kensington Olympia (District) within walking distance.

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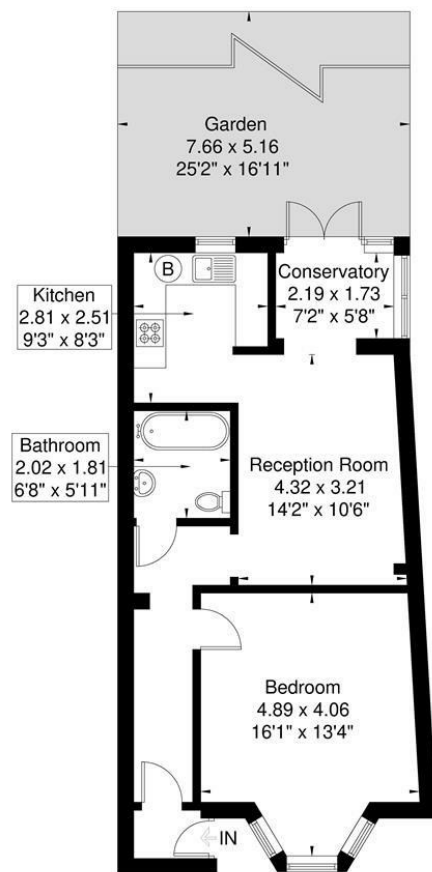
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Westwick Gardens

Approximate Gross Internal Area = 54.6 sq m / 587 sq ft



Lower Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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LOCAL AUTHORITY

Hammersmith and Fulham

TENURE

Share of Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | 78 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE ADDRESS

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