



Ingersoll Road, London W12

A wider than average two bedroom garden flat offering approximately 880 sq. ft (excluding cellar) making it larger than many 3 bed flats. The building splays out to the rear thus offers more generous accommodation as well as a larger rear garden with side pedestrian access.

The property offers a generous kitchen / dining room leading on to the rear garden , a front reception room, one bedroom over looking the garden and a second bedroom set behind the reception room, a bathroom, separate WC and a storage cellar. There is scope for further enlargement, improvement and re arrangement (subject to the usual consents) to suit a buyers needs. Ingersoll Road is a quiet tree lined residential street, within easy reach of the broad array of local facilities and transport connections including underground and overland stations at Shepherd's Bush and the shopping and leisure facilities of Westfield London including John Lewis and SoHo house private members club at the BBC development.

Asking Price: £592,000 Leasehold

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Ingersoll Road, London W12 7BD



Wider than average as the property splays out to the rear.

Spacious kitchen / dining room

Front reception room.

Entire rear garden with side pedestrian access.

Family bathroom and separate cloakroom.

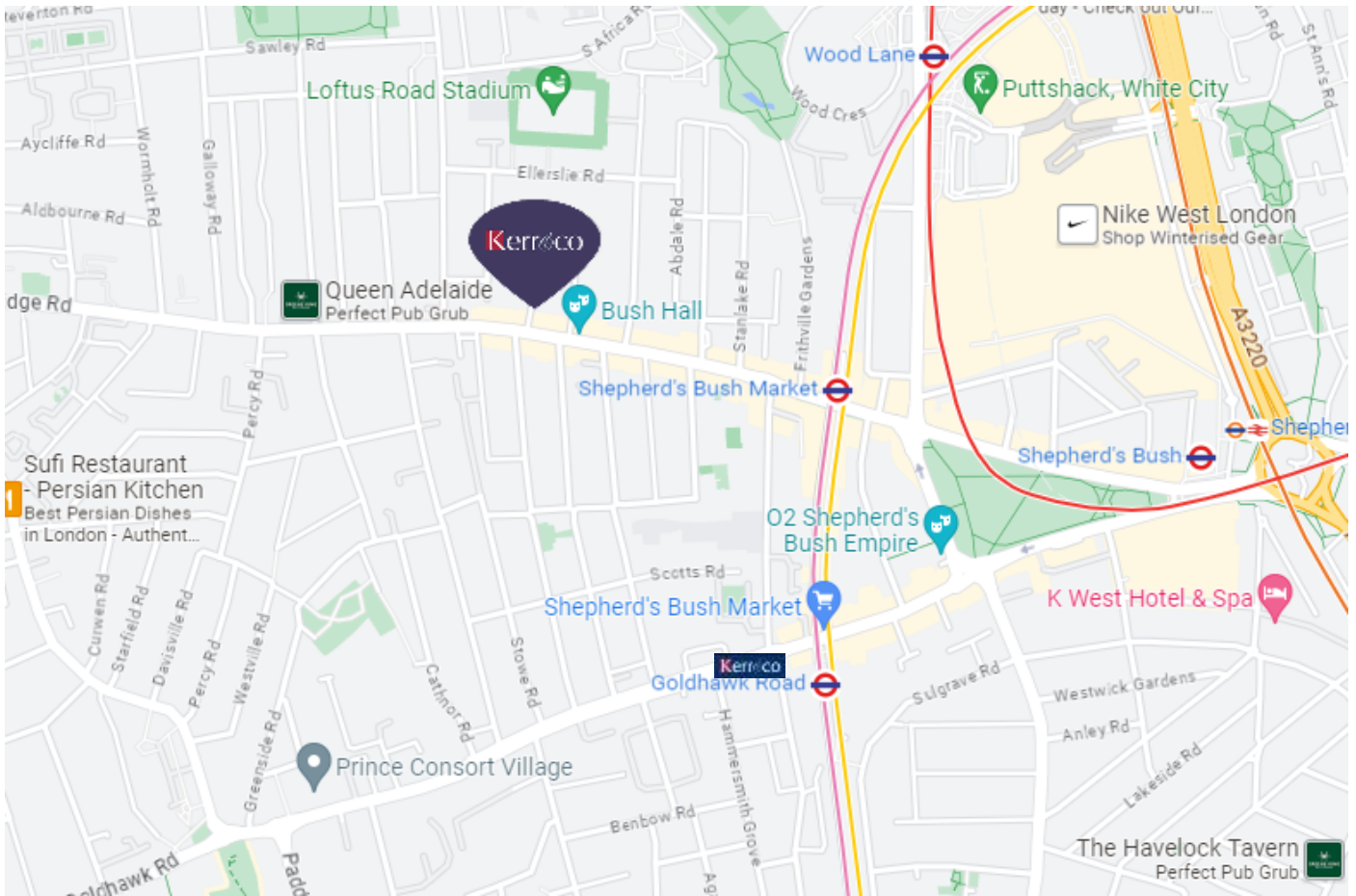
Scope to further enlarge and re arrange subject to the usual consents.

Approximately 880 sq. ft. (excluding cellar).

Quiet residential cul de sac

Well placed for ease of access to the broad range of facilities and transport connections Shepherd's Bush offers.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		

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 and other pertinent information:

Leasehold: 189 years from 24th June 1986 leaving a residual term of 150 years

Ground rent: £ Peppercorn per annum

Service charge: 50% of outgoings incurred.

Service charge covers: maintenance, repairs and buildings insurance.

Parking: London Borough of Hammersmith and Fulham residents parking permit

Council: London Borough of Hammersmith & Fulham

Council Tax: Band E (23/24 £1,596.21 per annum)

Connected services / utilities: Mains water and drainage, gas, electricity and telephone. Broadband is available locally.

Heating: Gas fired central heating via radiators

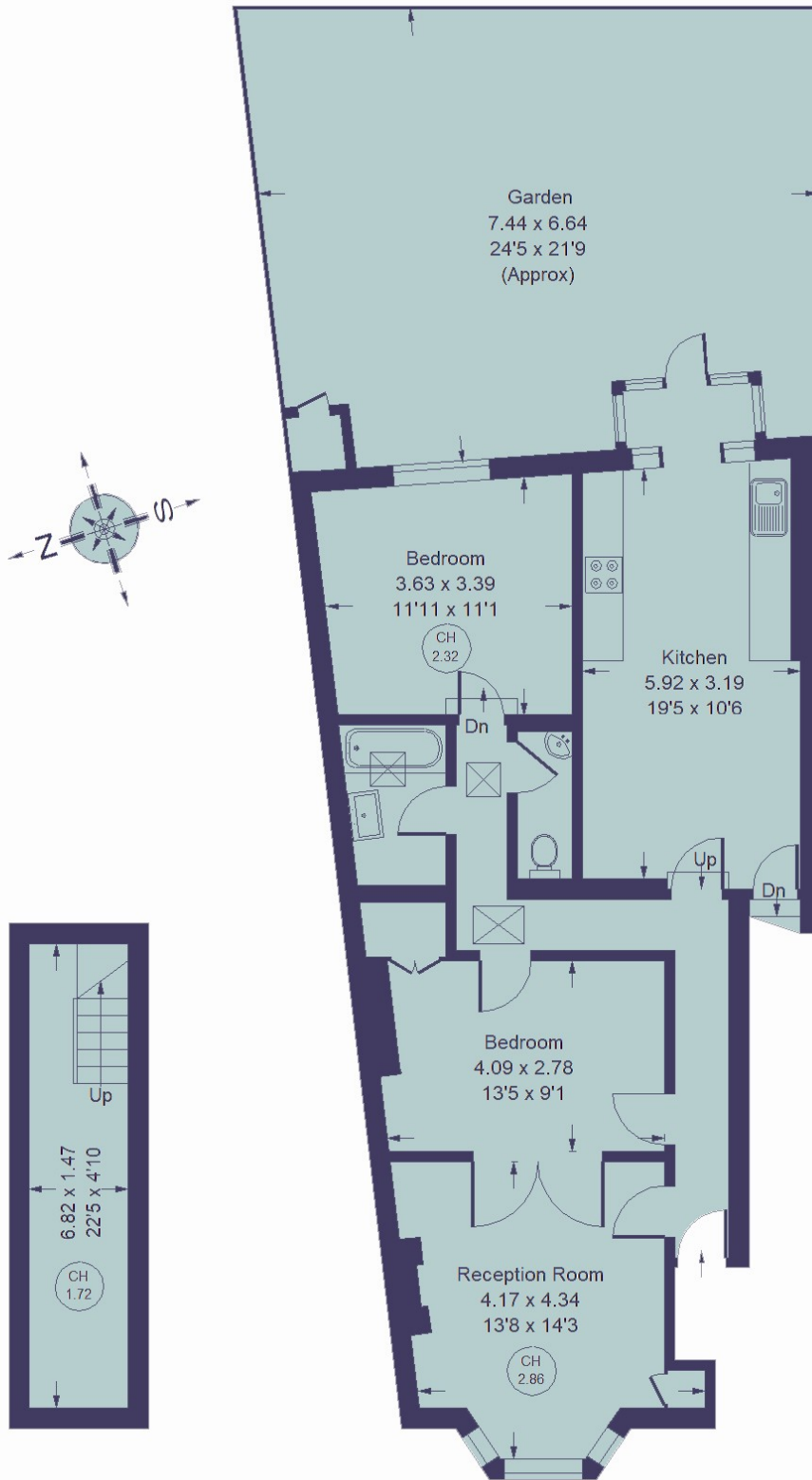
Accessibility: Stepped access to front door

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Asking Price: **£592,000**

Two bedroom ground floor garden flat

Approximate gross internal floor area: **877 Sq. Ft. / 81.5 Sq. M.** excluding cellar of 106 sq. ft.



Basement

Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

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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 of 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.