



Richmond Way, London W12

A one bedroom flat providing 425 sq ft of accommodation, set on the raised ground floor of this Victorian conversion, benefitting from high ceilings throughout and a bright west facing aspect into the reception room.

This well-presented, spacious flat spacious reception room with a separate kitchen, one bedrooms, and a large bathroom. Benefiting from a west facing aspect allowing for plenty of natural light into the reception room and high ceilings. Situated in a sought-after residential street, the property benefits from excellent transport links, being within walking distance from Goldhawk Road, Shepherd's Bush, and Kensington Olympia stations (Hammersmith & City, Central, Circle, Mildmay, and District lines), as well as being in easy reach to Holland Park and the extensive shopping and leisure amenities of Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club and with the recent wonderful Olympia London development.

Asking Price: £425,000 Share of freehold

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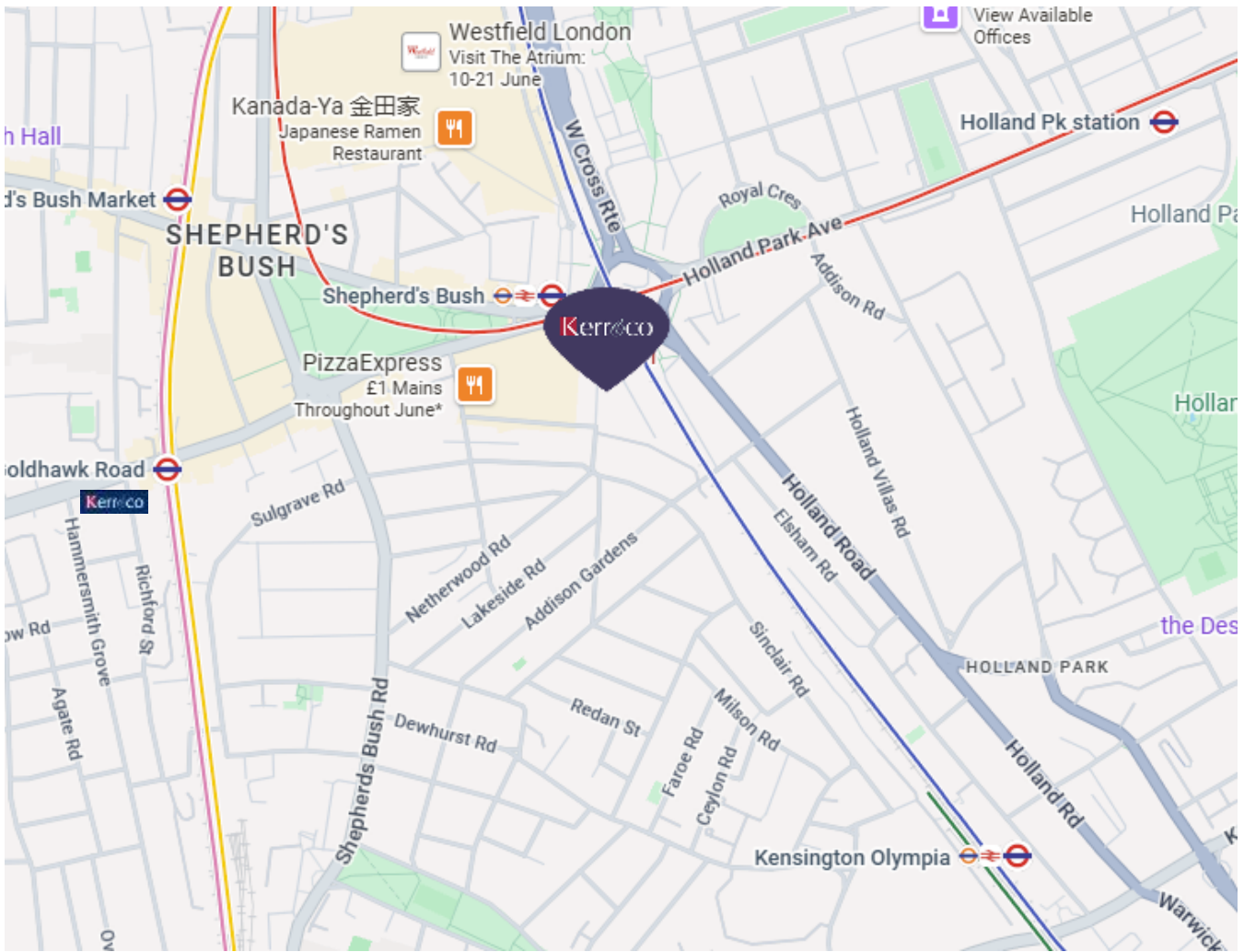
One bedroom Victorian converted flat
Reception room with high ceilings.
Separate kitchen.

Bright west facing aspect into the reception room.
Spacious Bathroom.

Well located for ease of access to Goldhawk Road,
Shepherd's Bush and Kensington Olympia
underground stations (Central, Circle, Hammersmith
& City, District and Mildmay lines).

Short walk from shopping amenities in the well
renowned Westfield shopping complex along with
the recent wonderful Olympia London development.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	76 c
55-68	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.

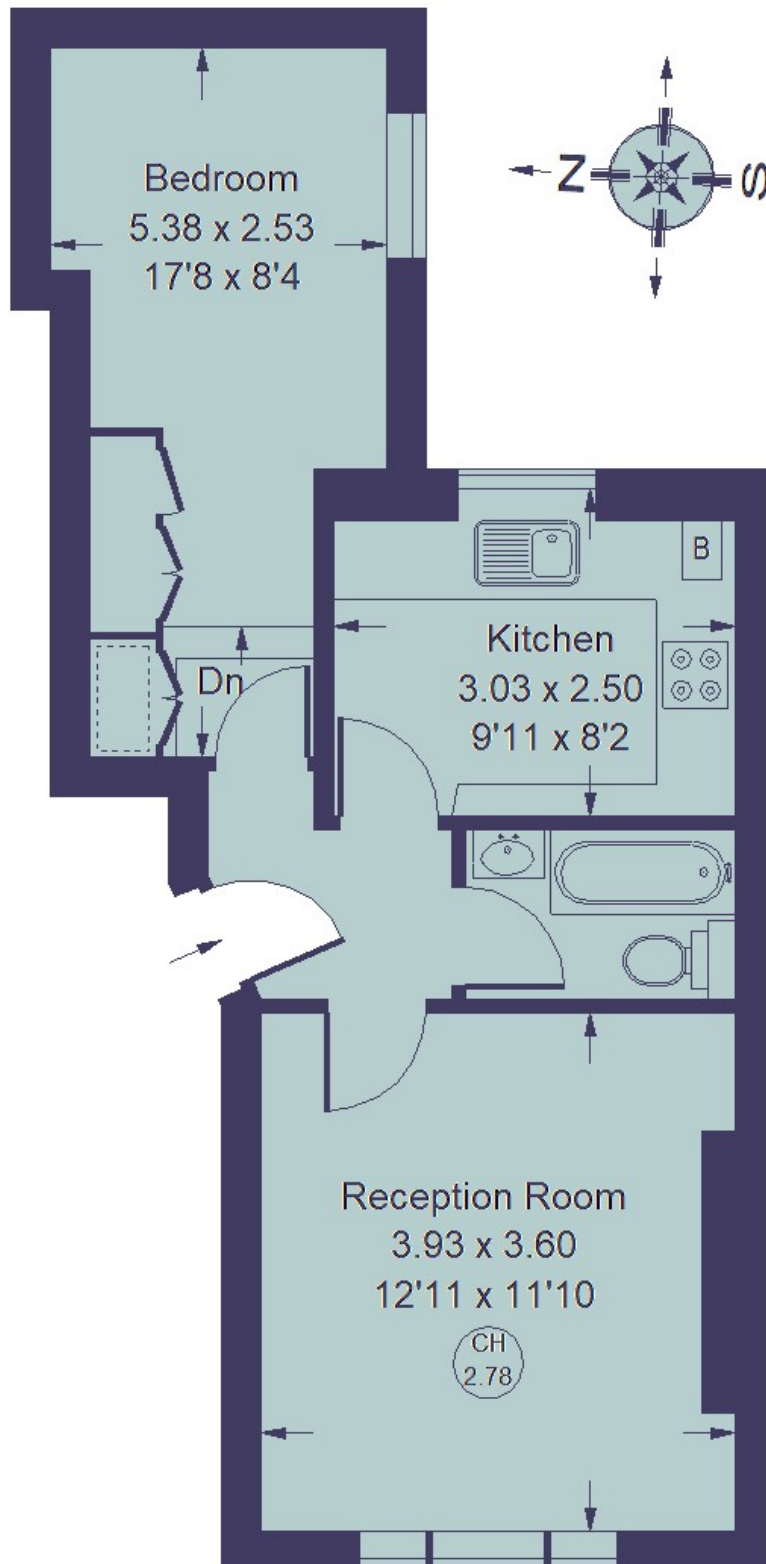
Tenure:	Share of freehold with an underlying lease of 954 years
Service Charge and Ground Rent:	£550 and peppercorn
Service charge covers	Building insurance, communal electricity and general repairs and maintenance
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band C (£1,350.68 for current financial year 26/27)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps up to front door and level access throughout the flat
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood risk:	Ask agent

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Asking Price: **£425,000**

One bedroom Victorian conversion flat

Approximate gross internal floor area: **425 Sq. Ft. / 39.5 Sq. M.**



Raised Ground Floor

 = Reduced headroom below 1.5 m / 5'0

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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/fitings 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.