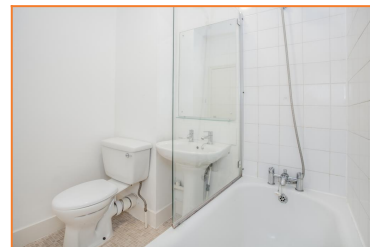


## Coningham Road, Shepherds Bush, London, W12

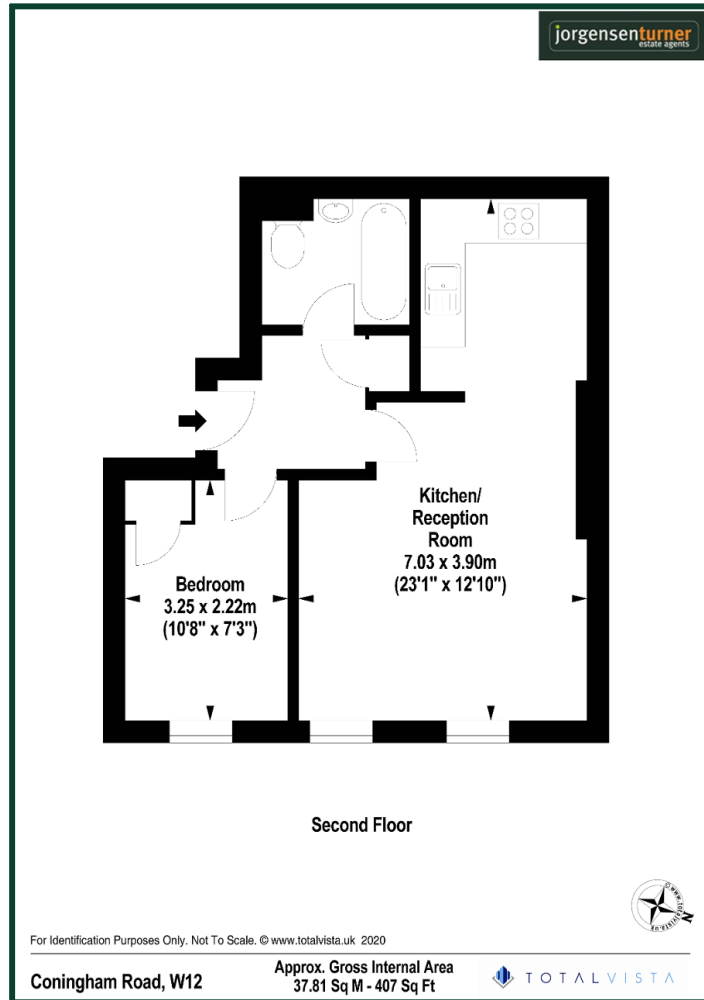


### Offers in Excess of £365,000 Leasehold

- ATTRACTIVE PERIOD BUILDING
- SECOND FLOOR FLAT
- WALKING DISTANCE TO GOLDHAWK TUBE
- GREAT BUY TO LET
- CHAIN FREE
- SPACIOUS RECEPTION ROOM
- WALKING DISTANCE TO WESTFIELD CENTRE
- CLOSE TO LOCAL AMENITIES

Coningham Road offers super convenience for all the amenities on offer in either Shepherds Bush or Hammersmith. The property is only a short walk away from the apartment from an abundance of independent shops, bars and restaurants on either the vibrant Goldhawk or the Uxbridge Roads. The Westfield Shopping Centre is also within walking distance offering a multitude of retail experiences. Transport wise there are a number of excellent links at either Shepherds Bush Market or Goldhawk Road (Hammersmith and City Line), Shepherds Bush (Central Line) and the Shepherds Bush British Rail station. Bus wise the 94 bus route runs from the end of Coningham road in to the West End and towards Chiswick.

# Coningham Road, Shepherds Bush, London, W12



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Viewing:** For further information or to arrange a viewing please call us on the numbers below.

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

