



**WOOD CRESCENT, LONDON, W12**  
£1,200,000

**Carter Jonas**



# WOOD CRESCENT, LONDON, W12

A fabulous two bedroom apartment situated on the third floor of Wood Crescent. Comprising two bedrooms both with ample fitted storage, the principal bedroom benefitting from a spacious en suite and walk in wardrobe, a further family bathroom and a vast open plan reception room with modern, fitted kitchen leading onto a large west facing balcony. There is also the benefit of secure underground parking with this apartment.

Television Centre is the reinvention of a London landmark. It is transforming into a new working, living, thriving community honouring its previous history with original features and the historic studios which are being refurbished for live audiences.

Residents benefit from a range of amenities including 24-hour concierge, residents lounge, screening room and meeting rooms. The gym, run by Soho House, occupies a circular space beneath the former BC HQ's 'doughnut' building with a luxury spa and 17 metre swimming pool.

Television Centre is situated in West London on the edge of Shepherd's Bush next to Westfield Shopping centre. The area has in recent years undergone a transformation with the creation of a new academic hub and campus for Imperial College London, a new public park, and the expansion of Westfield London including a flagship John Lewis store.

White City (Central line 0.1mile) provides easy access to the City, West End and Heathrow Airport

## AMENITIES

- 2 Bedroom
- 1 Reception Room
- 2 Bathrooms
- Balcony
- Upper Floor with Lift
- 24 Hour Concierge

**TENURE** Share of Freehold

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** B

## A FANTASTIC TWO BEDROOM APARTMENT, WITH BALCONY, AND SECURE PARKING IN THE ICONIC TELEVISION CENTRE, IDEALLY LOCATED FOR WESTFIELD SHOPPING AND WHITE CITY TUBE.





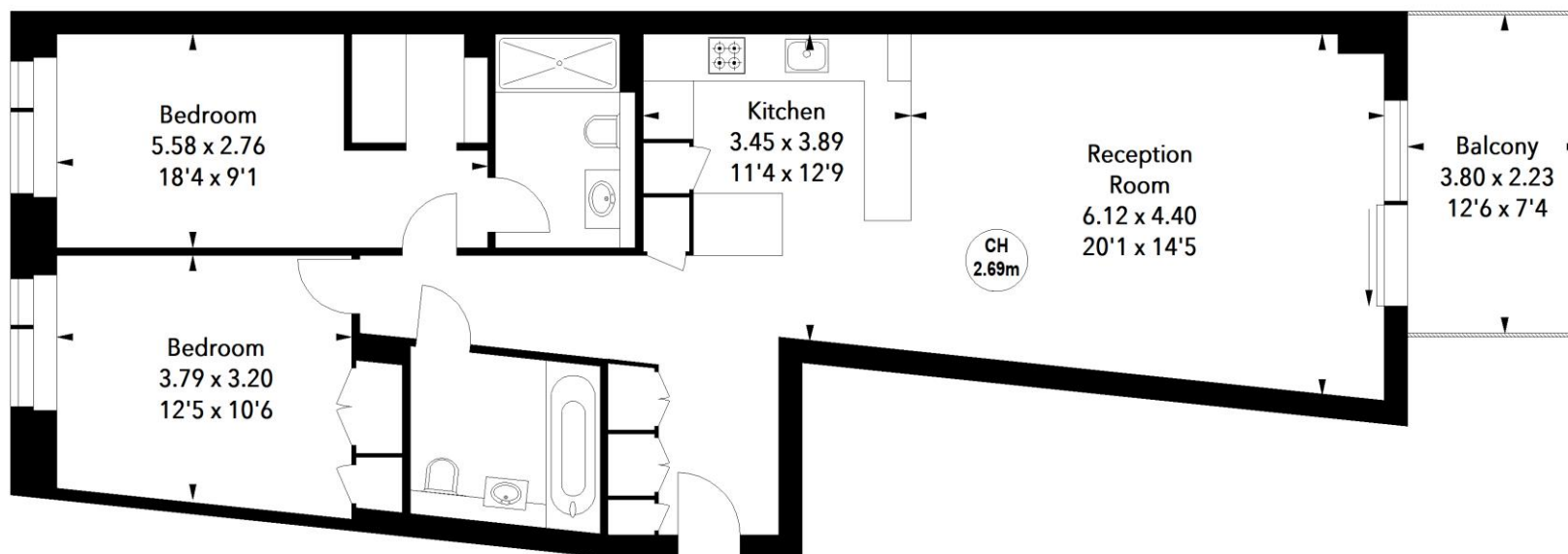




## Wood Crescent, W12

Approximate Area = 95.41 sq m / 1027 sq ft

Key :  
CH - Ceiling Height



### Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	87
(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		

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