



WILLOW VALE, LONDON, W12
£475,000

Carter Jonas

WILLOW VALE, LONDON, W12

Tucked away on a quiet residential street just moments from Uxbridge Road, this well presented two bedroom garden flat offers comfortable living in the heart of Shepherd's Bush.

Accessed via its own private front door, the flat features a bright and inviting layout, including an open plan kitchen and living area, two well-proportioned bedrooms, and a modern bathroom. To the rear, a private patio side return garden provides the perfect space for relaxing or entertaining.

The property is offered in good condition throughout, making it ideal for first-time buyers, downsizers, or investors looking for a home that's ready to rent out.

Conveniently located close to local shops, cafés, the popular Shepherd's Bush Market. Shepherd Bush Market (Circle and Hammersmith and City Lines) Underground station is 0.7 miles. This is a fantastic opportunity to secure a garden flat in one of West London's most vibrant and well-connected areas.

AMENITIES

- 1-2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Ground Floor Maisonette
- Patio

TENURE: Leasehold

LOCAL AUTHORITY : Hammersmith and Fulham

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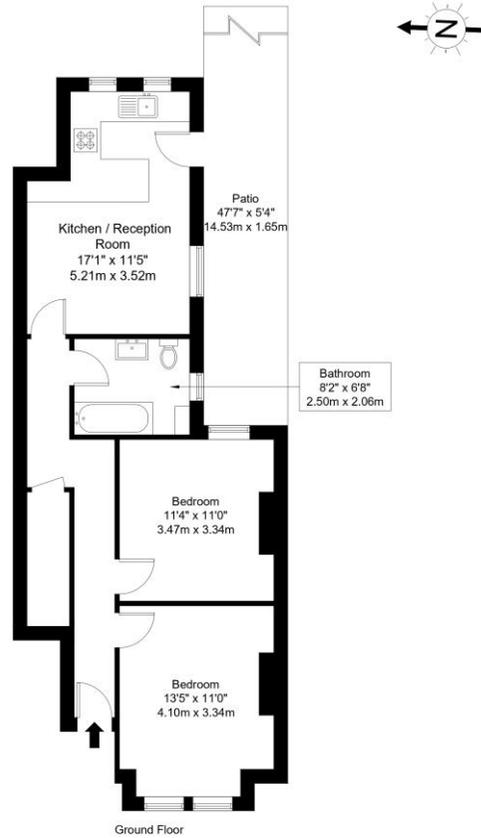
CONTEMPORARY TWO BEDROOM GARDEN FLAT WITH PRIVATE ENTRANCE IN VIBRANT SHEPHERDS BUSH.





Willow Vale, W12 0PB

Approx Gross Internal Area = 59.41 sq m / 639 sq ft



Ref :

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**BLEU
PLAN**

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

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