



Shepherds Bush Road  
Shepherds Bush, W6

£529,000

🛏️ 2 🚪 1 🏠 Flat/Apartment

**HOMESITE**

## Bright two bedroom apartment with lift and balcony

### FULL DETAILS

Full of natural light this two double bedroom apartment is located on the fifth floor (with lift) of this popular 1930's art deco building. The apartment has been refurbished to a very good standard throughout and has wooden floors and an open plan kitchen with breakfast bar. The flat is also fitted with quality secondary glazing throughout resulting in the flat being very quiet. The Grampians is a portered building with lift access and is extremely well located for the transport links and amenities of Shepherds Bush, Brook Green and Hammersmith along with it being within easy walking distance to Westfield Shopping Centre and the beautiful green spaces of Holland Park.

### PROPERTY FEATURES

- Two Double Bedrooms
- 1930's Art Deco building
- Fifth Floor with Lift
- Plenty of Natural light
- Triple aspect lounge
- Superb views from all rooms
- Private Balcony
- Wooden Floors
- 24 hour porter
- Approx. 586 sq ft / 54.4 m<sup>2</sup>
- Three tube stations within five minutes' walk (Central, Circle)

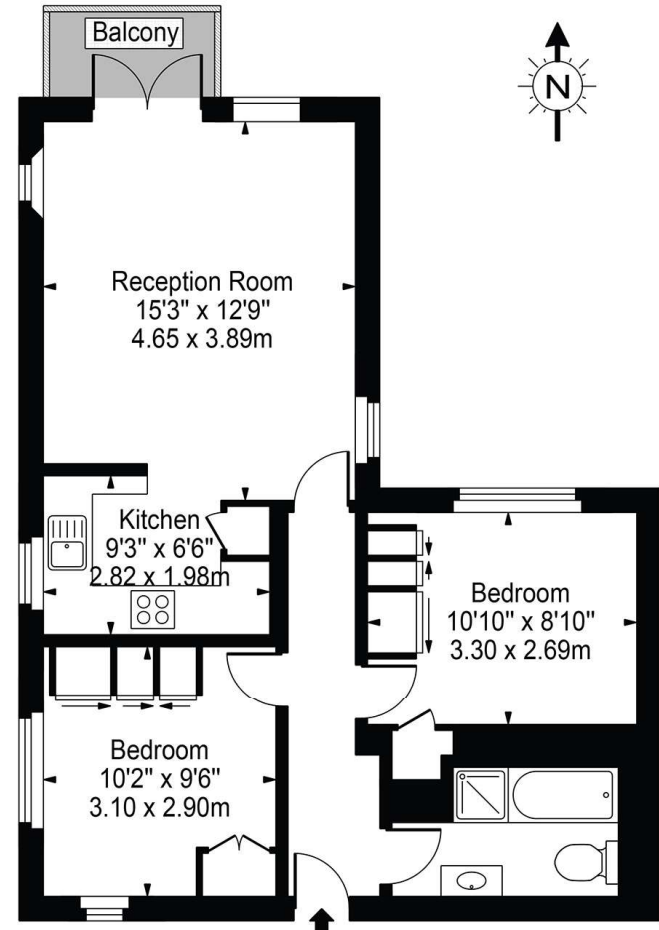
### PROPERTY INFO

**TENURE**  
Share of Freehold

**SERVICE CHARGE**  
£2750 6 monthly

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 59                      | 61        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

The Grampians, W6  
Approx. Gross Internal Area 586 Sq Ft - 54.44 Sq M



Fifth Floor

For Illustration Purposes Only - Not To Scale

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\*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.