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Sales, Lettings & Property Management



Wormholt Road,  
Shepherd's Bush, W12

Asking Price £475,000



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# Wormholt Road, Shepherds Bush, W12

Asking Price £475,000



## Summary Description

A beautifully presented and exceptionally bright first-floor apartment set within an attractive Edwardian conversion on a quiet residential street in the heart of Shepherd's Bush. Boasting high ceilings, generous proportions and an east-facing aspect that fills the living space with beautiful morning light, this charming home perfectly combines period character with modern living.

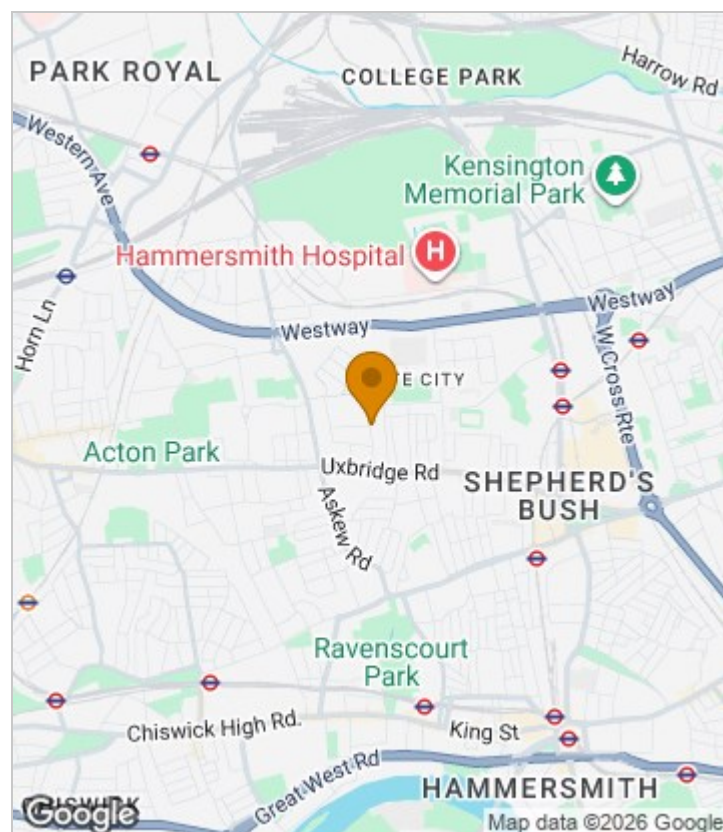
The spacious open-plan kitchen, dining and reception room extends across the full width of the property, creating a superb space for both everyday living and entertaining. Large windows flood the room with natural light, while an attractive feature fireplace provides a characterful focal point. To the rear are two generous double bedrooms, offering peaceful accommodation away from the street, together with a stylish modern bathroom.

Wormholt Road enjoys an enviable location just moments from the independent cafés, restaurants, shops and popular pubs of Uxbridge Road. Start the day with coffee at Proud Mary's or Wild Thyme Café, enjoy an evening at The Hawthorn or The Princess Victoria, or take advantage of the exceptional shopping, dining and entertainment at nearby Westfield London.

The property is exceptionally well connected, with White City and Shepherd's Bush (Central line), Shepherd's Bush Market and Wood Lane (Circle and Hammersmith & City lines), and Shepherd's Bush Overground all within easy walking distance. The A40 and A4 also provide convenient access into Central London.

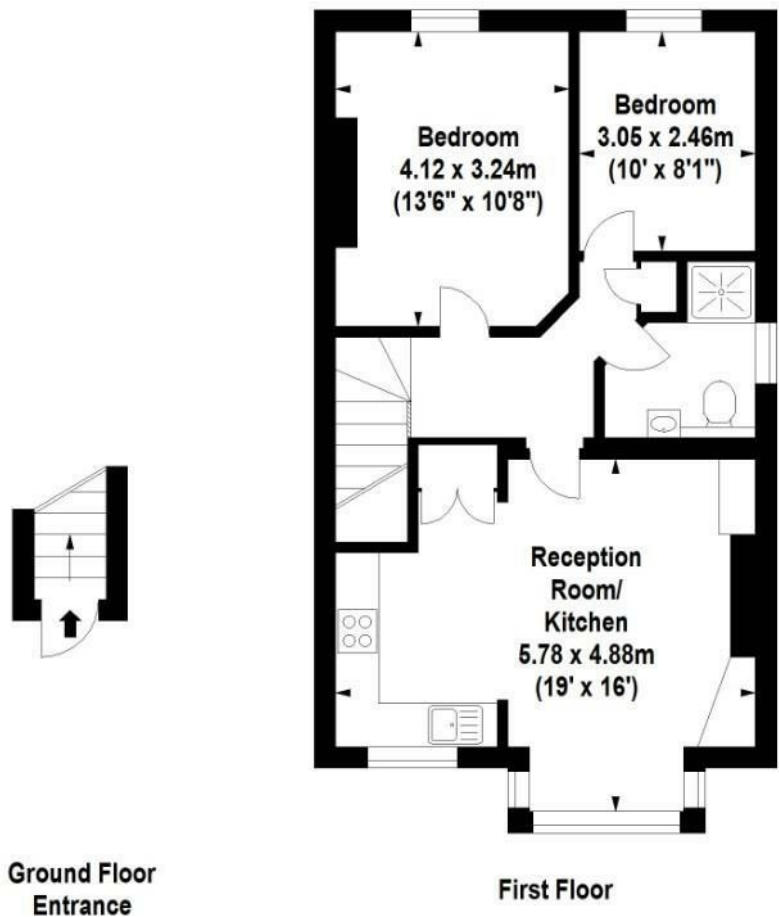
Families will appreciate the property's proximity to a number of highly regarded local schools, including Ark Conway Primary Academy, Good Shepherd RC Primary School, Wormholt Park Primary School and Phoenix Academy. Residents also benefit from permit parking, impressively low annual service charges and the tranquillity of a friendly, quiet residential street. Leasehold 97 yrs, Service Charge £500pa, Gr £10

## Area Map





Floor Plan



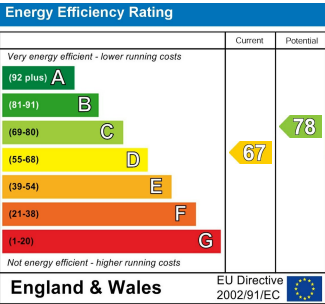
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**Wormholt Road, W12**      **Approx. Gross Internal Area**  
**61.69 Sq M - 664 Sq Ft**



Energy Efficiency Graph



Viewing

Please contact our Sales SB Office on 0208 740 8740 if you wish to arrange a viewing appointment for this property or require further information.

- TWO BEDROOM APARTMENT
- SPACIOUS OPEN PLAN KITCHEN RECEPTION ROOM
- TWO DOUBLE BEDROOMS
- EXCELLENT NATURAL LIGHT
- CLOSE TO WESTFIELD WHITE CITY
- GOOD CONDITION THROUGHOUT
- LONG LEASE
- QUIET RESIDENTIAL ROAD
- GOOD TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES

For further information contact:  
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