



# Bloemfontein Road, Shepherd's Bush, W12

Asking Price: £425,000

Benham  
& Reeves



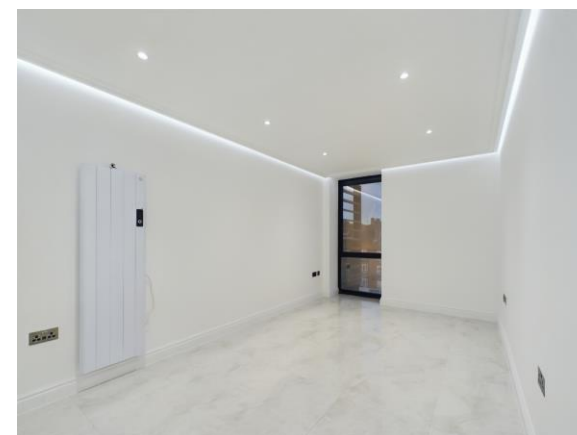
# Cranston Court, Bloemfontein Road, Shepherd's Bush, W12

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Recently refurbished to a modern and high standard is this beautifully presented one bedroom flat set on the fourth floor. The apartment is offered in immaculate decorative order throughout and offers a modern fitted kitchen with fitted appliances, a spacious reception room with a private balcony with wonderful views over west London. The bedroom is generously proportioned with views over the park and there is a spacious, fully tiled, shower room. The property further benefits from an allocated underground parking space.

Cranston Court is superbly positioned, with a Sainsbury's Local conveniently located on the ground floor and easy access to Westfield shopping centre and the new Soho House complex, both less than a mile away. This property is an outstanding opportunity for both investors and first-time buyers.

Cranston Court is a sought-after modern development overlooking the picturesque Wormholt Park. It's prime location offers proximity to an array of shops, restaurants, and amenities, including those at the BBC Television Centre and Westfield. Excellent transport links are available, with Shepherd's Bush Market (Circle and Hammersmith & City lines), Wood Lane, and White City (Central line) Underground stations all under a mile away.



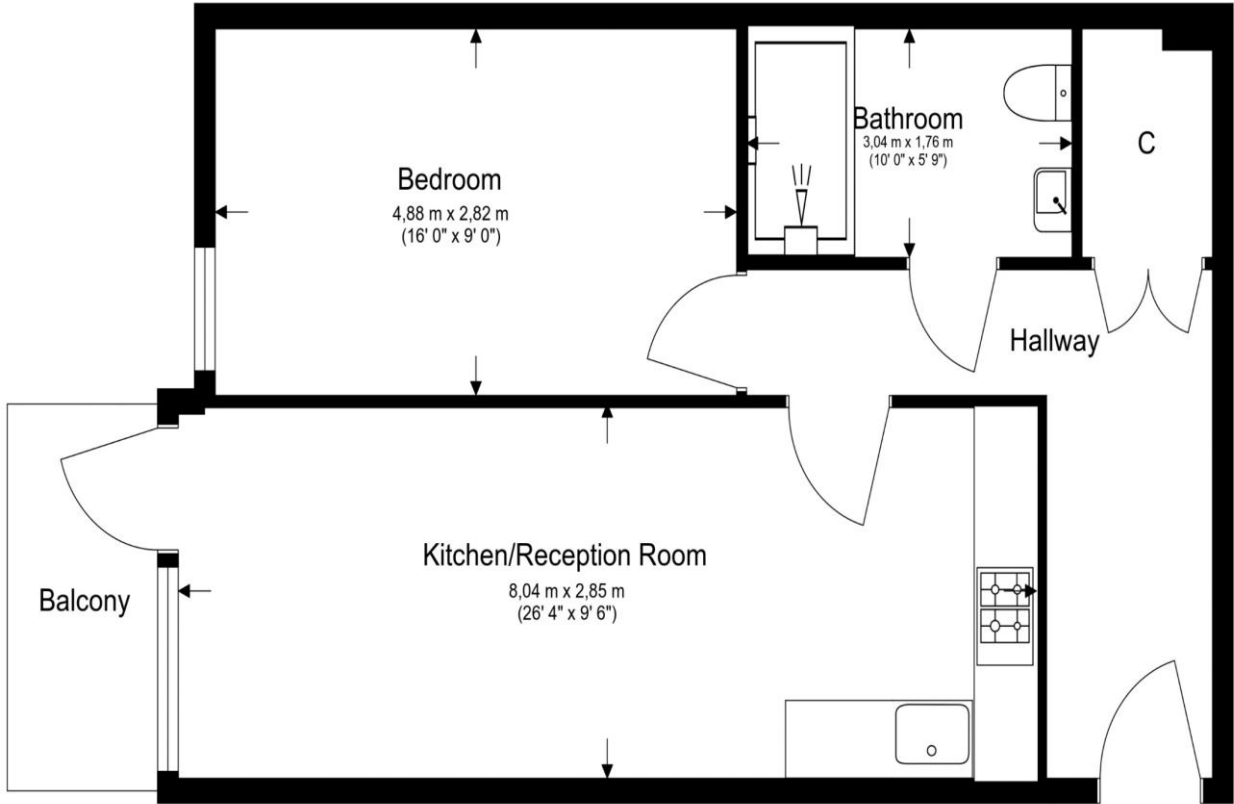


## Property Features:

- One Bedroom
- Bathroom
- Balcony
- Recently Refurbished
- 572 Square Feet (Approx.)
- Fourth Floor
- Allocated Underground Parking
- Shepherd's Bush Market Station - 0.2 Miles



Total Gross Internal Area  
53.13 Sq/m - 572.09 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£425,000
Tenure:	Leasehold Expires 28/09/2112 Approximately 87 Years Remaining
Ground Rent:	£250.00 (per annum) for the year 2025
Service Charge:	£2,000.00 (per annum) for the year 2025
Anticipated Rent:	£2,000.00 pcm Approx. 5.6 % Yield

## Viewings:

All viewings are by appointment only through our White City Office.

Our reference: KEW250003

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W: [www.benhams.com](http://www.benhams.com)

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