



## Uxbridge Road

, Shepherd's Bush, W12 8LR

£725 Per Week

An extremely well presented bright three double bedroom with three bathroom/shower/WC spacious maisonette split over the SECOND AND THIRD (WALK UP) of this converted building, right in the heart of Shepherd's Bush Green with both Westfield Shopping centre and the underground/Bus stations within easy waling distance. This spacious duplex comprises of:- Entrance hallway, large reception/dining room with wood floor and view over the Green, separate fitted kitchen, landing with storage cupboard, three bedrooms (master having it's own en-suite shower/wc), two further bathroom/wc and large shower/wc., plenty of storage throughout with fitted wardrobes in each bedroom. The property is available from NOW and offered furnished and recently redecorated.

- Three Double Bedrooms
- Three Bathrooms (2 e/s)
- Split Level (2nd & 3rd)
- Minutes to Shepard's Bush underground station & Westfield shopping mecca
- Wood floor & High Ceilings
- Secondary glazed throughout

### Viewing

Please contact our Messila Residential Office on 020 7586 6699 if you wish to arrange a viewing appointment for this property or require further information.



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# Floor Plan



## FLOOR PLAN

UXBRIDGE ROAD, SHEPHERDS BUSH, LONDON W12 8LR





SECOND FLOOR

### ROOM DESCRIPTIONS

**ENTERED**  
The property is entered via a communal entrance hall

**SECOND FLOOR**  
Reception 11'2" X 16'10" (3.39m X 5.14m)  
Bedroom 1 14'4" X 11'8" (4.38m X 3.55m)  
Kitchen 10'3" X 5'3" (3.13m X 1.61m)  
Bathroom 6'7" X 5'10" 2.0m X 1.77m

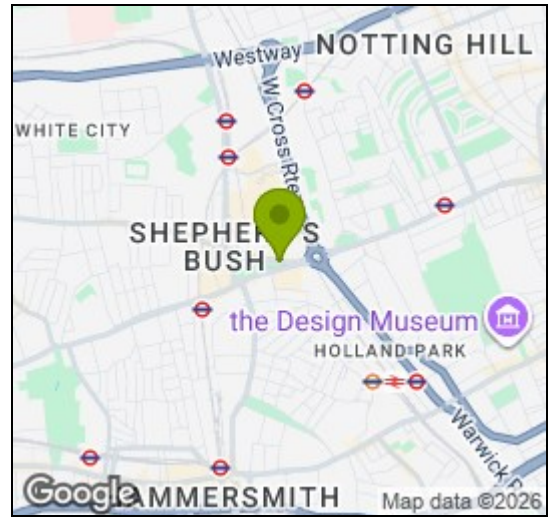
**THIRD FLOOR**  
Bedroom 2 9'11" X 11'10" (3.01m X 3.61m)  
Bedroom 3 9'11" X 16'1" (3.03m X 4.9m)  
Shower Room 1 6'11" X 12'8" (2.12m X 3.85m)  
Shower Room 2 5'12" X 2'9" (1.82m X 1.0m)  
Hallway 13'11" X 2'9" (4.24m X 0.83m)  
Storage

APPROX GROSS INTERNAL SECOND FLOOR AREA 468 SQ.FT (43.49 SQ.M)  
APPROX GROSS INTERNAL THIRD FLOOR AREA 407 SQ.FT (37.81 SQ.M)

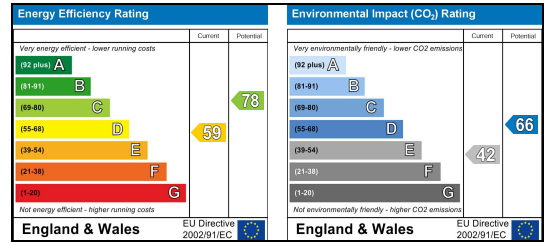
Illustration for identification purposes only.  
measurements are approximate, not to scale.

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# Area Map



# Energy Efficiency Graph



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## Messila Residential

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