

# FLETCHERS

ESTATE AGENTS



## Du Cane Road, W12

£399,950

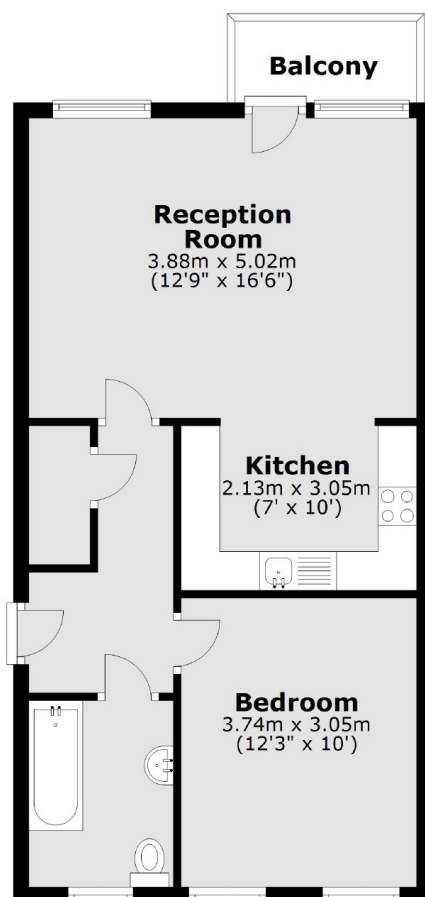
A well-presented, one bedroom, purpose-built flat in a highly sought-after modern development on the borders of Shepherd's Bush and Ladbroke Grove. Situated on the second floor, this spacious flat is arranged laterally with a double bedroom complete with built in storage, a large bathroom and a generous open-plan kitchen/reception room with fitted appliances. The property benefits from plenty of natural light being on the second floor and the use of a private balcony accessible from the kitchen/reception.

The property faces over the communal gardens in the centre of the development and offers views over the sports pitch's to the north of the development. The flat is offered to the market with a long-lease and no onward chain.

Du Cane Road is a popular street positioned excellently for the array of shops, restaurants and amenities of Westfield and those within the surrounding the development at the BBC Television Centre. Green spaces of Wormwood Scrubs Common and the Little Scrubs Park are nearby. Local transport links are plentiful, with the Central Line, Hammersmith and City and Circle Lines all under half a mile away.

• Modern Development • Private Balcony • Open-Plan Living • Second Floor • Near to Transport • Near Amenities •

## Second Floor



Total area: approx. 50.0 sq. metres (538.1 sq. feet)

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