



Bloemfontein Road, Shepherd's Bush, W12

Asking Price: £450,000

Benham
& Reeves

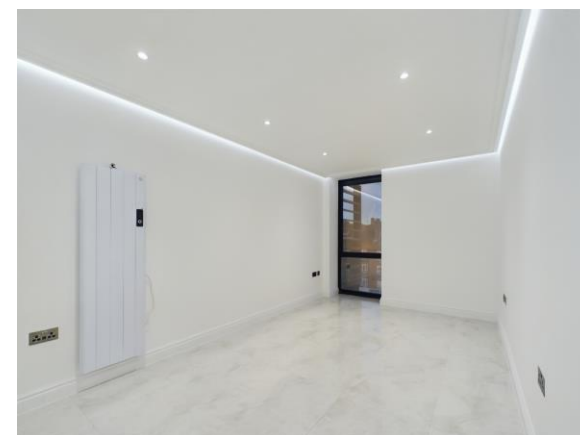
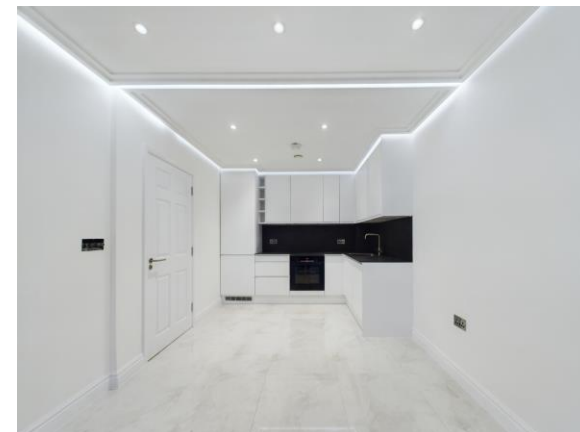
Cranston Court, Bloemfontein Road, Shepherd's Bush, W12

 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.





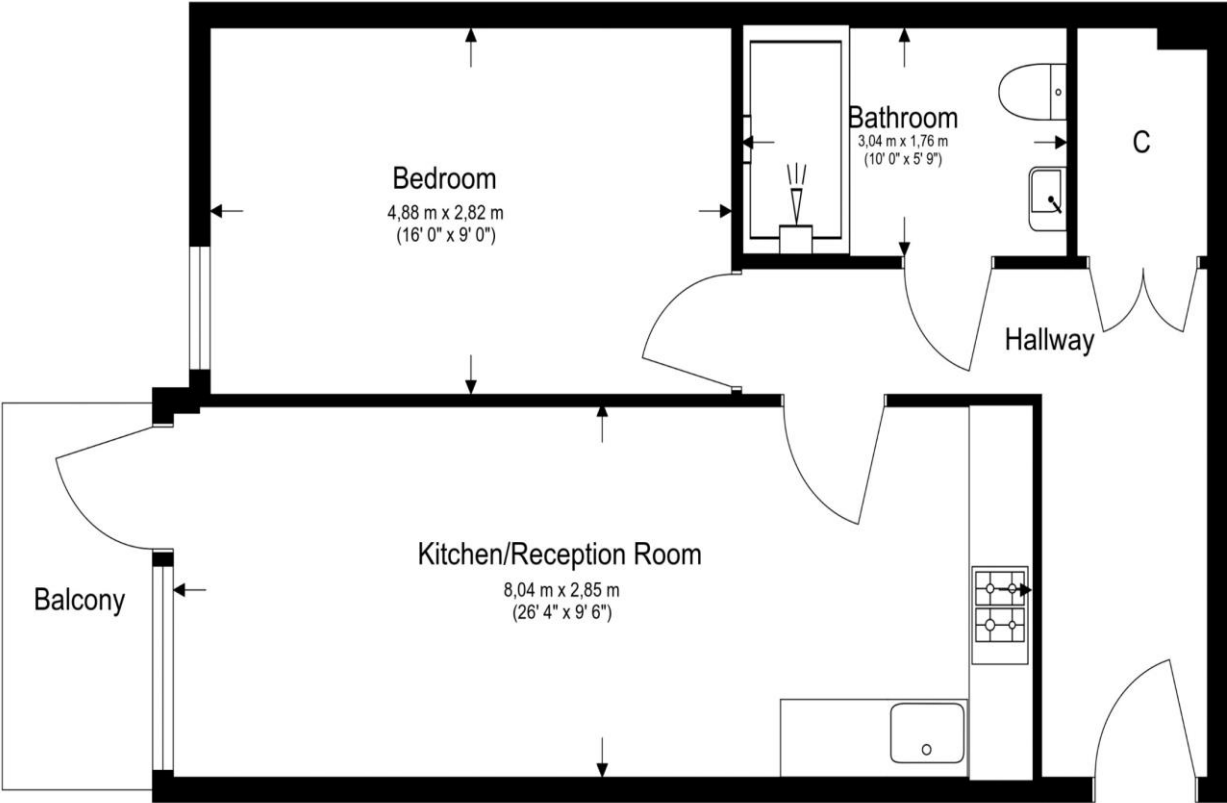
Property Features:

- 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	



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

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

Asking Price:	£450,000
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:	£1,235.00 pcm Approx. 3.3 % Yield

Viewings:

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

Our reference: KEW250003

T: 020 3282 3700

E: whitecity@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

