



Bloemfontein Road, Shepherd's Bush, W12

Asking Price: £440,000

Benham
& Reeves

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

🏠 1 Bedroom (s) 🚿 1 Bathroom (s) 🔑 Leasehold

Situated on the fifth floor and spanning an approximate 555 square feet, this exceptional property features a spacious double bedroom with floor to ceiling windows, a beautifully designed, fully tiled shower room and an expansive open-plan kitchen and reception area. The kitchen includes integrated appliances and opens onto a private balcony, offering an ideal space for relaxation and entertainment.

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. Its 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.



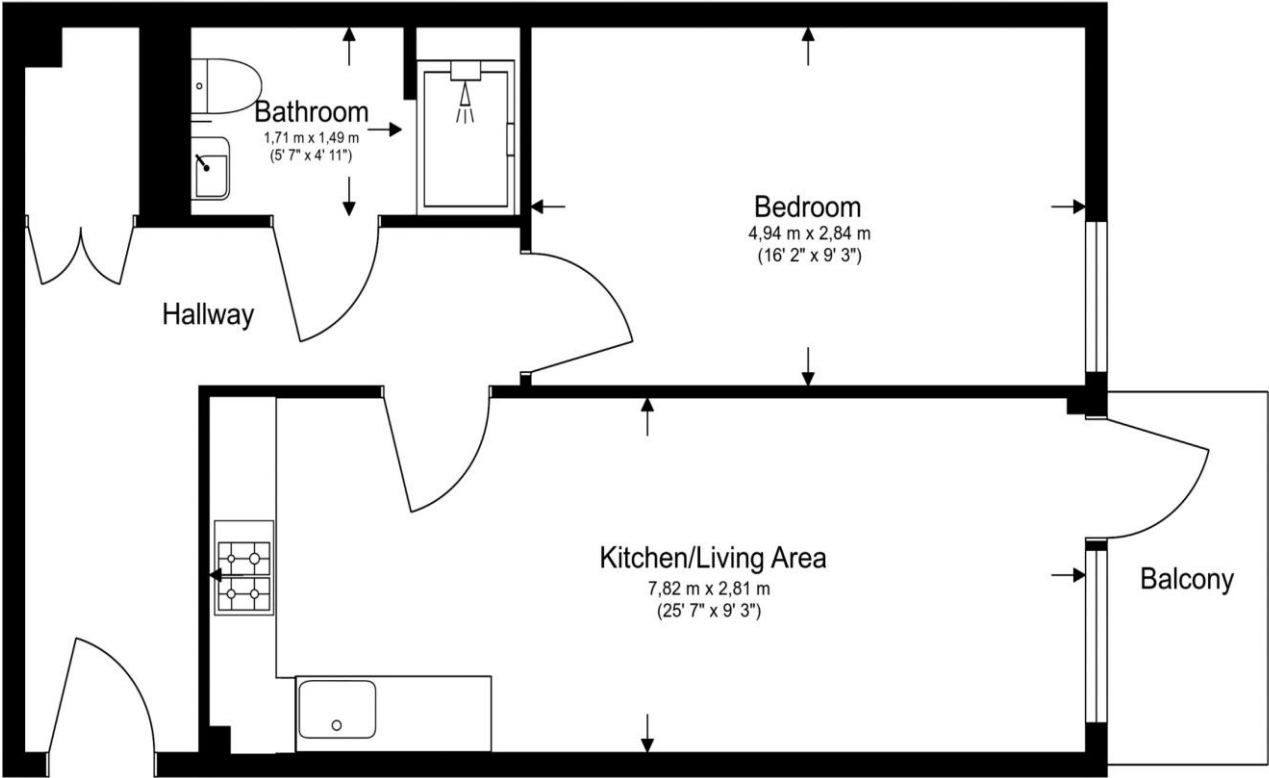


Property Features:

- One Bedroom
- One Bathroom
- Recently Refurbished
- 555 Square Feet (Approx.)
- Fifth Floor
- Shepherds Bush Market Station - 0.2 Miles



Total Gross Internal Area
51.58 Sq/m - 555.2 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:	£440,000
Tenure:	Leasehold Expires 28/09/2138 Approximately 113 Years Remaining
Ground Rent:	£250.00 (per annum) For the year 2025
Service Charge:	£2000.00 (per annum) For the year 2025
Anticipated Rent:	£1,085.00 pcm Approx. 3. % Yield

Viewings:

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

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