



# Television Centre, Wood Lane, Shepherd's Bush, W12

Asking Price: £895,000

 Benham  
& Reeves

# The Helios, Television Centre, Wood Lane, Shepherd's Bush, W12

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Set in the iconic Helios building, in the Television Centre development, is this lovely two bedroom, two bathroom apartment situated on the fifth floor, spanning approximately 896 square feet of living space. This property looks directly onto the famous Helios statue and onto the circular courtyard below.

The flat benefits from a spacious open-plan kitchen, reception room as well as a large principal bedroom with en-suite bathroom and walk-through wardrobe. There is a further double bedroom and separate bathroom. The apartment provides Italian Dada kitchen with Terrazzo stone worktops, Italian Dada wardrobe, comfort cooling, pre-wired for Virgin, Hyperoptic and Sky.

The Television Centre is the reinvention of a London landmark into a working, living, thriving community with television studios, independent restaurants, a Soho House hotel, an art-house cinema, and a 25,000 square foot leisure facility including a premium health club, pool and spa. Residents also benefit from a 24-hour concierge, residents' lounge with outdoor seating and Japanese landscaped gardens.

Television Centre is situated in West London on the edge of Shepherd's Bush next to Westfield shopping centre amongst the overall 145 acre regeneration of White City. Television Centre has easy access to London's vast established transport network. In addition to White City and Wood Lane Underground stations, the area is served by excellent Overground, bus and road routes into the West End, the City, Canary Wharf and beyond.



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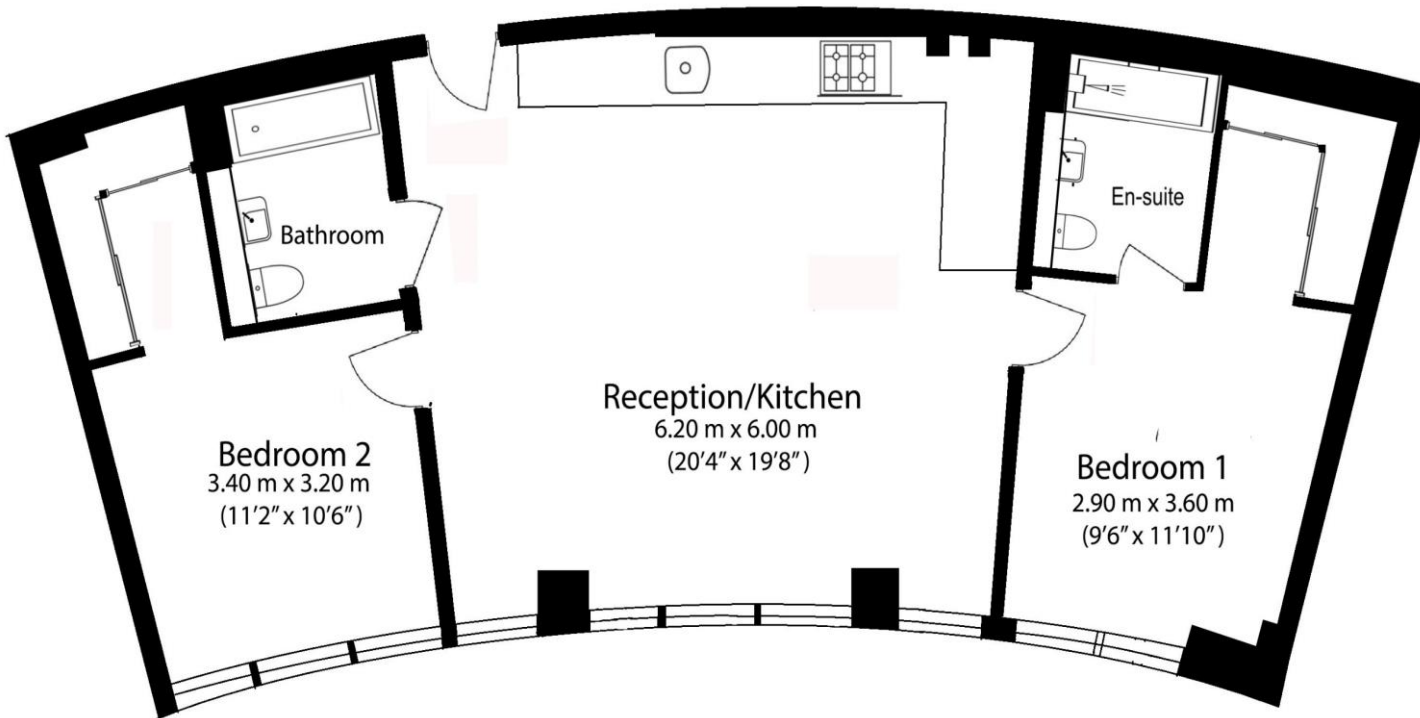


## Property Features:

- Two Bedrooms
- Two Bathrooms
- Fifth Floor
- 896 Square Feet (Approx.)
- Gym/Swimming pool/ Cinema room
- Concierge
- 0.1 Miles from White City Underground Station



**Fifth Floor**  
 Total Gross Internal Area  
 83.24 Sq/m - 896 Sq/ft



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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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:	£895,000
Tenure:	Leasehold Expires 28/09/2992 Approximately 967 Years Remaining
Ground Rent:	£600.00 (per annum) for the year 2025
Service Charge:	£7,832.00 (per annum) for the year 2025
Anticipated Rent:	£3,500.00 pcm Approx. 4.7 % Yield

## Viewings:

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

Our reference: KEN250011

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

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