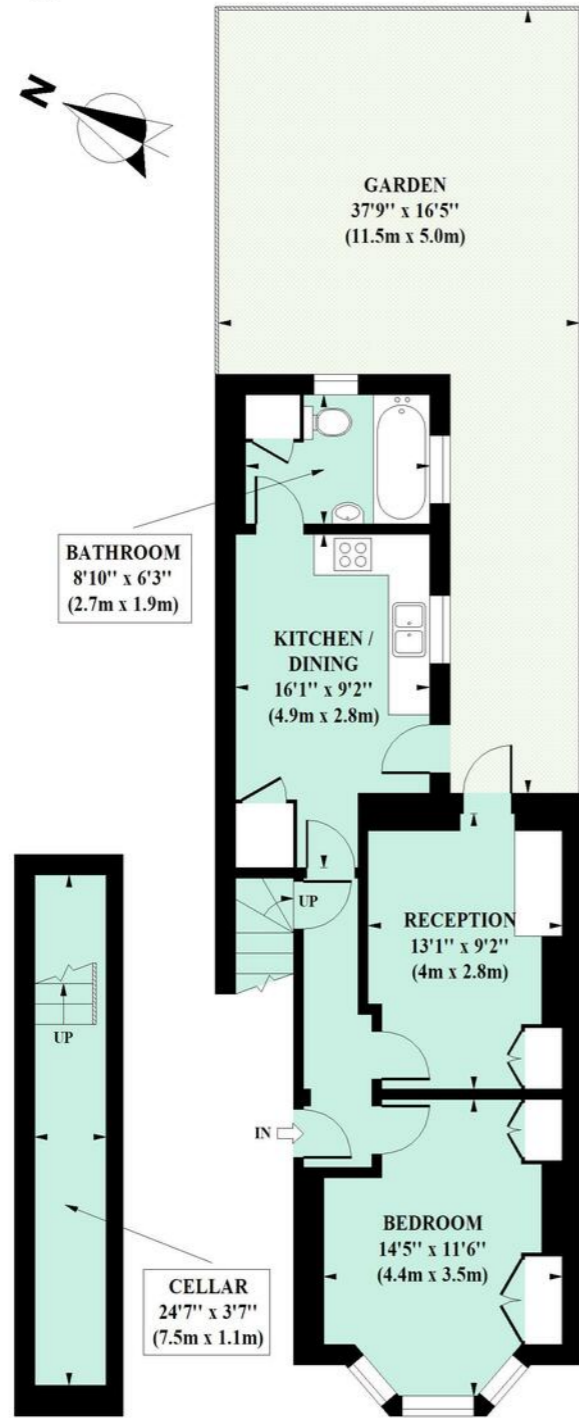


# Coningham Road, W12

Approximate Gross Internal Area 57 sq m / 614 sq ft



CELLAR GROUND FLOOR

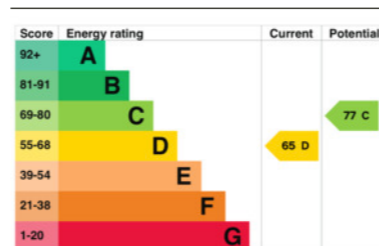
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

## IMPORTANT NOTICE

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## EPC



SALES • LETTINGS • MANAGEMENT

# PHILIP WOOLLER

## FOR SALE



CONINGHAM ROAD W12 • SHEPHERD'S BUSH  
£535,000 SHARE OF FREEHOLD

- Well presented garden flat
- 1 bedroom
- Reception room
- Separate kitchen/ dining room
- Paved garden
- Good access to transport links
- Walking distance to local parks & shopping hubs
- EPC - D

Type  
Garden flat

Gross internal floor area  
614 sq ft / 57 sq m approx

Nearest stations  
Goldhawk Road (Hamm. & City and Circle Lines) Shepherd's Bush (Central Line)



An attractive and light garden flat with good ceiling heights within this Victorian building. The flat, which is well presented throughout is accessed from the ground floor entrance. The living room and separate kitchen/ dining room are at the rear and lead directly on to the paved garden. There is live planning consent (expiring Nov 2025) to add a side return which, together with internal reconfiguration, would provide 2 bedrooms, subject to further consents.

Coningham Road runs between Goldhawk and Uxbridge Road and the flat is located at the southern end of the street, a short walk from Goldhawk Road tube. Ravenscourt Park is also nearby, as is Cathnor Park. East-West bus routes on Goldhawk Road lead to the further shopping and transport hubs of Westfield and Shepherd's Bush.

