



# A contemporary apartment with fantastic roof terrace

**Apex Court, 1 Woodger Road, London, W12**

£490,000 Leasehold (118 years remaining)





Open plan reception/kitchen • 0.3 miles from Shepherds Bush station • Large bedroom • Bathroom • Roof terrace • 45sq m (486 sq ft)

#### Local Information

Excellent located in the heart of Shepherd's Bush, Apex Court benefits from superb transport links; with access to the Circle and Hammersmith and City Line from Goldhawk road approximately 0.1 miles away and the Central line Underground and Overground lines from Shepherds Bush within 0.3 miles.

The area offers substantial shopping facilities at the Westfield Centre with an abundance of restaurants, shops and a multiplex cinema.

#### About this property

A wonderful opportunity to purchase this modern one bedroom apartment with stunning far-reaching views. Located on the fourth floor and offering open-plan living space this apartment is ideal for entertaining.

The open-plan kitchen features a peninsular and excellent built in appliances and storage. The reception area leads off from the kitchen and offers plenty of natural light through the large windows and double glass doors, presenting access to the capacious private roof terrace.

The master bedroom offers excellent privacy and has the additional advantage of a bespoke built-in wardrobe. The family bathroom sits opposite the bedroom.

#### Tenure

Leasehold (118 years remaining)

#### Local Authority

Hammersmith and Fulham  
London Borough Council, Town Hall

#### Energy Performance

EPC Rating = C

#### Viewing

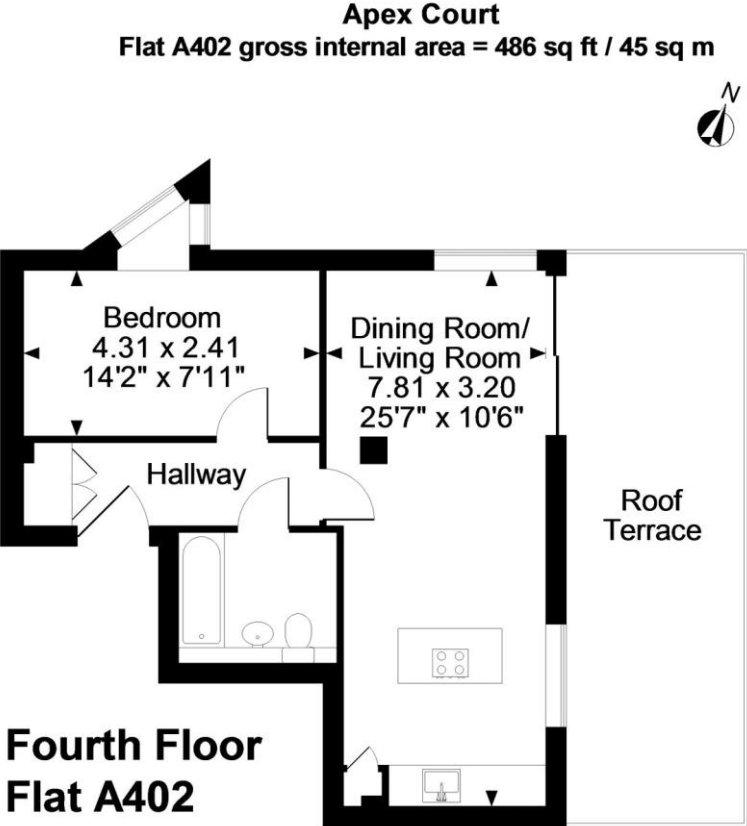
All viewings will be accompanied and are strictly by prior arrangement through Savills Shepherds Bush & Brook Green Office.  
Telephone: +44 (0) 203 618 3777.







Apex Court, 1 Woodger Road, London, W12  
Gross Internal Area 486 sq ft, 45 m<sup>2</sup>



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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

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