



## STUNNING INTERIOR DESIGNED TWO BEDROOM APARTMENT WITH A BALCONY AND PRIVATE TERRACE

WOOD CRESCENT  
LONDON, W12





## A STUNNING TWO BEDROOM APARTMENT

APARTMENT 2, WOOD CRESCENT  
LONDON

Approximately 0.3 miles from Wood Lane underground station • Dual aspect views • Two bedroom apartment • Open-plan kitchen/reception • Concierge service

2 Bedrooms • 2 Bathrooms • 1 Reception

- EPC Rating = B
- Council Tax = tbc

### Situation

Located in the heart of White City, Television Centre is a stone's throw from Shepherd's Bush, Notting Hill and Holland Park.

With White City, Wood Lane and Shepherd's Bush stations all on the door step, Television Centre offers excellent public transport connections to the West End, the City and Canary Wharf.

### Description

Upon entering this wonderful apartment, a spacious hallway can be found leading to the well-equipped open-plan kitchen offering brilliant entertaining space for guests. The beautiful reception room opens to a wide terrace spanning the width of the apartment benefiting from views of Hammersmith Park with access to the stunning Japanese Gardens.

Two bright and spacious bedrooms are situated toward the rear of the apartment, both offering an abundance of light with access to an additional private terrace. The master bedroom benefits from a walk in wardrobe and en suite bathroom, with the modern family bathroom located opposite. This wonderful apartment has the advantage of exclusive access to the well-equipped Television Centre Gym and swimming pool.

### Tenure

Leasehold

### Local Authority

Hammersmith & Fulham Council

### Viewing

Strictly by appointment with Savills.







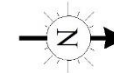


## FLOORPLANS

Gross internal area: Approximately 960 sq ft, 89 m<sup>2</sup>

### Television Centre, W12

Approximate gross internal area  
89.20 sq m / 960 sq ft



### Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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### Shepherds Bush & Brook Green

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		