



An attractive apartment situated within the prestigious Havilland Mews development.

Havilland Mews, London, W12

savills

Approximately 0.8 miles to Shepherds Bush station • Open-plan entertaining space • Gated off-street parking • Garden • Gated development

Local Information

Havilland Mews is well positioned in Shepherd's Bush between the Goldhawk Road and Uxbridge Road. There are a range of local amenities offered including convenience stores, bars and restaurants, with more extensive shopping and entertainment facilities at Westfield Shopping Centre. Transport links include Shepherd's Bush (Central and Overground) and Shepherd's Bush Market.

A range of good local shops, cafes, delicatessens and restaurants are close by, as is the Westfield Shopping Centre with its extensive retail, restaurant, leisure and entertainment facilities.

About this property

A lovely two bedroom apartment situated on the ground floor of a wonderful modern gated development. The apartment comprises of a spacious open-plan reception/kitchen area presenting excellent entertaining space for family and guests, two bedrooms, two bathrooms (one ensuite) and patio leading to communal gardens.

The well equipped kitchen offers plentiful storage with a double sink, built-in oven and tall fridge/freezer. The cupboards have hidden lighting fixtures which shine onto the kitchen counters. The large reception area has multiple shelving units running throughout the reception area with double doors leading

directly to the patio and communal gardens.

The master suite offers a built-in bespoke floor to ceiling wardrobe with a well presented ensuite shower room. Both bedrooms overlook the garden.

The property further benefits from secure gated off-street parking.

Please note some of these images have been digitally dressed.

Tenure

Leasehold
991 years remaining

Ground Rent

Approximately £500 per annum

Service/Maintenance Charge

Approximately £2,513.48 per annum

Local Authority

Hammersmith and Fulham
London Borough Council, Town Hall

Energy Performance

EPC Rating = B

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.

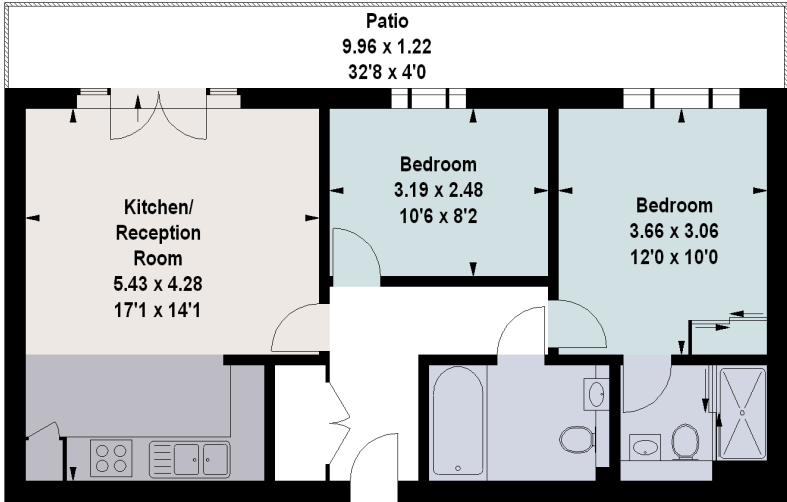




Havilland Mews, London, W12
Gross Internal Area 643 sq ft, 59.7 m²

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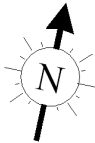


Ground Floor


Havilland Mews, W12

Approximate gross internal area

59.73 sq m / 643 sq ft



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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 	

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