



**Uxbridge Road, London
Hammersmith and Fulham W12 8LA**

£2,095 Per Calendar Month

Spacious Two-Bedroom Ground Floor Flat – 0.5 Miles from Shepherd's Bush Station (Central Line)

A well-presented and generously proportioned two-bedroom ground floor flat, ideally located on the highly sought-after Uxbridge Road, W12.

The property comprises two spacious double bedrooms, a fully fitted kitchen, a modern three-piece bathroom suite, and a much larger-than-average separate living room, offering ample space for both relaxation and entertaining.

Perfectly positioned, the flat benefits from excellent local amenities, including a Tesco Express just 0.1 miles away, Shepherd's Bush Station (Central Line) within 0.5 miles, and the renowned Westfield Shopping Centre only 0.3 miles from the property.

This property is ideal for professionals or small families seeking convenience and comfort in a vibrant West London location.

Early viewings are highly recommended. Contact us today to arrange a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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