



**WOOD CRESCENT, LONDON, W12**  
£1,250,000

**Carter Jonas**

# WOOD CRESCENT, LONDON, W12

A fabulous two bedroom apartment situated on the third floor of Wood Crescent. Comprising two bedrooms both with ample fitted storage, the principal bedroom benefitting from a spacious en suite and walk in wardrobe, a further family bathroom and a vast open plan reception room with modern, fitted kitchen leading onto a large west facing balcony. There is also the benefit of secure underground parking with this apartment.

Television Centre is the reinvention of a London landmark. It is transforming into a new working, living, thriving community honouring its previous history with original features and the historic studios which are being refurbished for live audiences.

Residents benefit from a range of amenities including 24-hour concierge, residents lounge, screening room and meeting rooms. The gym, run by Soho House, occupies a circular space beneath the former BC HQ's 'doughnut' building with a luxury spa and 17 metre swimming pool.

Television Centre is situated in West London on the edge of Shepherd's Bush next to Westfield Shopping centre. The area has in recent years undergone a transformation with the creation of a new academic hub and campus for Imperial College London, a new public park, and the expansion of Westfield London including a flagship John Lewis store.

White City (Central line 0.1mile) provides easy access to the City, West End and Heathrow Airport

## AMENITIES

- 2 Bedroom
- 1 Reception Room
- 2 Bathrooms
- Balcony
- Upper Floor with Lift
- 24 Hour Concierge

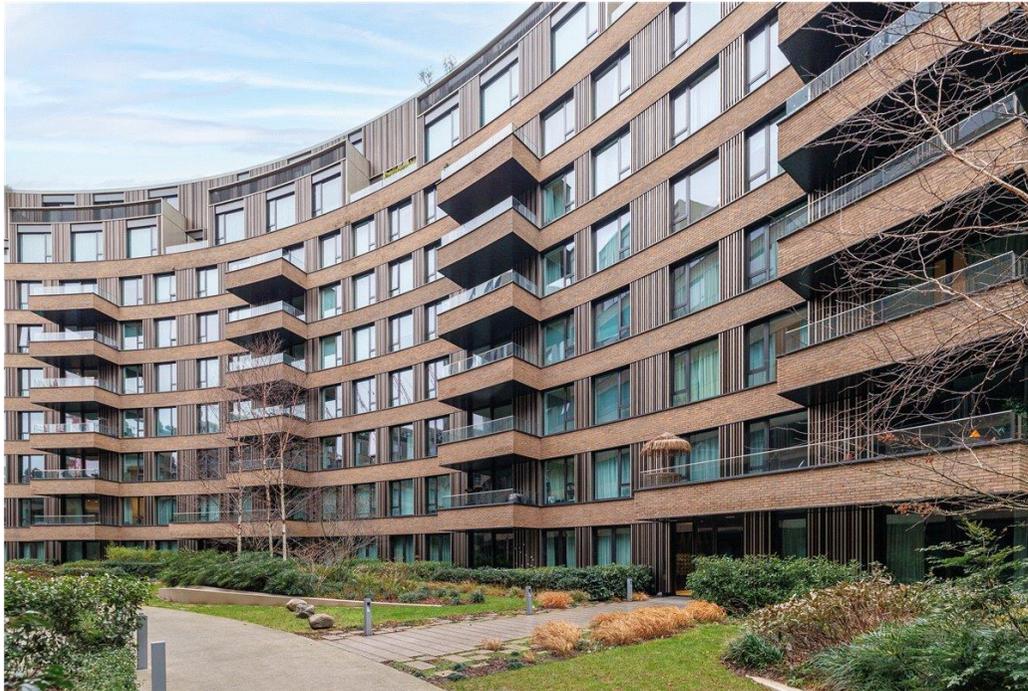
**TENURE** Share of Freehold

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** B

## A FANTASTIC TWO BEDROOM APARTMENT, WITH BALCONY, AND SECURE PARKING IN THE ICONIC TELEVISION CENTRE, IDEALLY LOCATED FOR WESTFIELD SHOPPING AND WHITE CITY TUBE.

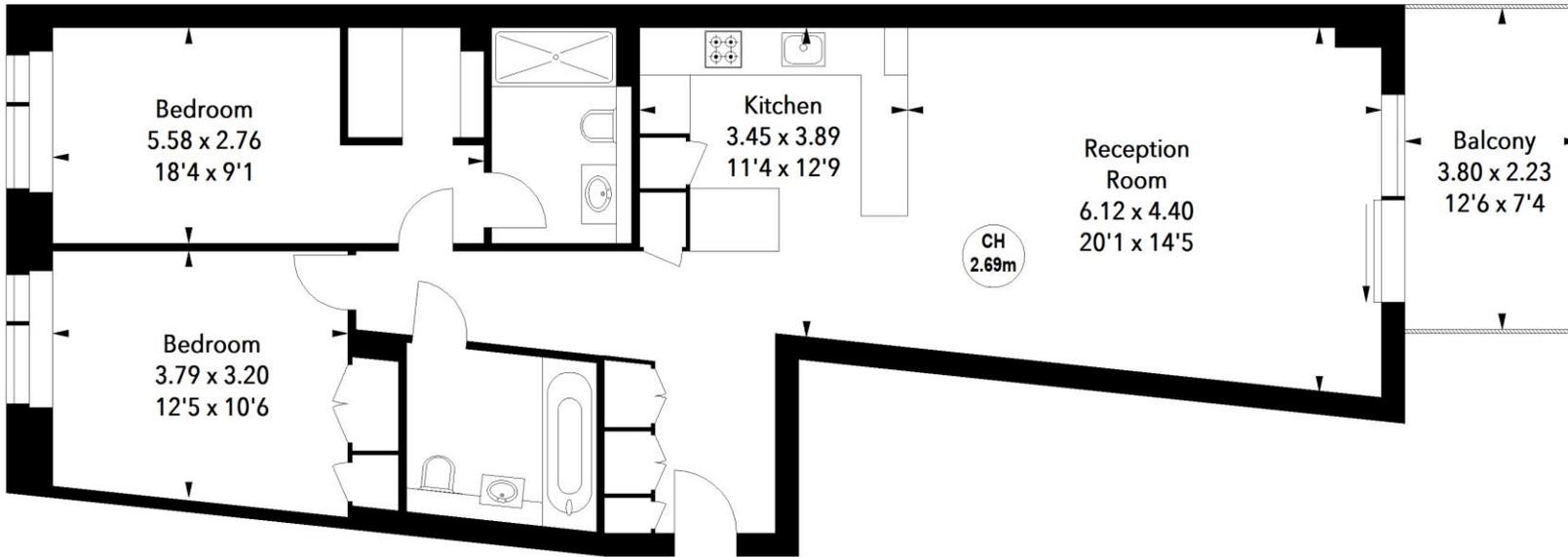




# Wood Crescent, W12

Approximate Area = 95.41 sq m / 1027 sq ft

Key :  
CH - Ceiling Height



Third 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Fulham 020 7731 3333

bishopspark@carterjonas.co.uk  
361 Fulham Palace Road, London, SW6 6TA

carterjonas.co.uk  
Offices throughout the UK

Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.