



## Warbeck Road, W12

£1,975,000 Freehold

A stunning Victorian semi-detached family house, offered in beautiful condition throughout.

2 Reception Rooms | Kitchen | Dining Room | 5 Bedrooms | En Suite Bathroom | Bathroom | Shower Room | Utility Room | 2 Cloakrooms | Garden | 2,547 Sq Ft / 237 Sq M | Council Tax Band G | EPC Rating Band D

**Winkworth**



## LOCATION

Warbeck Road runs south from Uxbridge Road and is ideal for the numerous amenities on offer in Shepherds Bush, as well as those in Brackenhurst Village. Amenities include a multitude of independent shops and restaurants, an internationally acclaimed music venue and Westfield London shopping centre. The nearest Underground stations are Goldhawk Road, Shepherds Bush Market and Shepherds Bush, where both Central Line and London Overground services are on offer.

The Ofsted outstanding rated St Stephen's CofE Primary School is just moments away, whilst a variety of other highly regarded schools in both state and private sectors are also close by.

## DESCRIPTION

Offered in immaculate condition throughout, the house has been fully extended and boasts accommodation which comprises double reception room and full width kitchen on the ground floor; the converted basement offers a further reception room/playroom, utility room, WC and wine cellar. The first floor offers the fifth bedroom/study, WC and main bedroom suite with bathroom and walk in wardrobe. The upper two floors offer three further double bedrooms and two bathrooms. The house further benefits from a rear garden with side access.





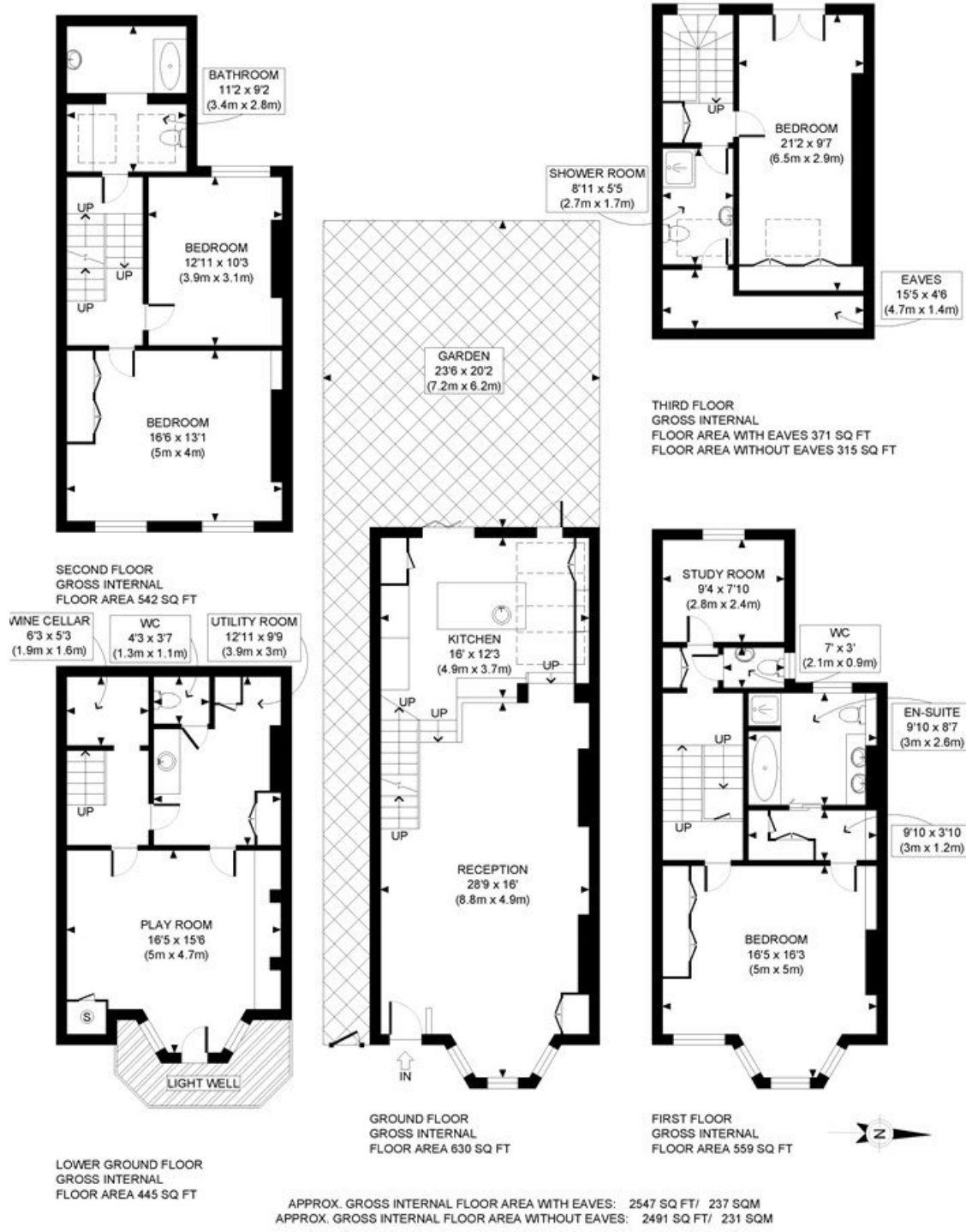
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Freehold.

**PRICE: £1,975,000 Freehold**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**PROPERTY PHOTO PLANS**  
THE BEST WAY FOR PROPERTY MARKETING

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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for every step...

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