



St Stephens Avenue, Shepherd's Bush, W12

£1,795,000 Freehold

A fabulous Victorian family house arranged over four floors, moments from the outstanding St Stephens C of E primary school.

Reception Room | Open Plan Kitchen | 4 Bedrooms | 2 Ensuite Bathrooms | Bathroom | Cloakroom | Garden | 2110 Sq Ft / 196 Sq M | Council Tax Band G | EPC Rating Band D

Winkworth



LOCATION

The house is found on the western side of the road, giving a preferred orientation for the garden, with St Stephens Avenue running between Uxbridge Road and Goldhawk Road, ideal for the numerous amenities on offer in Shepherds Bush, as well as those in Brackenbury Village. 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 superb condition throughout, the property has undergone a back to brick restoration in recent years and offers versatile accommodation arranged over four floors. The lower ground floor comprises an open plan kitchen/reception room, which in turn leads to a west facing garden which opens to the garden. There is also a guest WC and understairs storage area with additional entrance on this level. The raised ground floor offers two double bedrooms and bathroom; the first floor the main bedroom suite with bathroom and dressing room, with a further bedroom and en suite bathroom on the top floor.





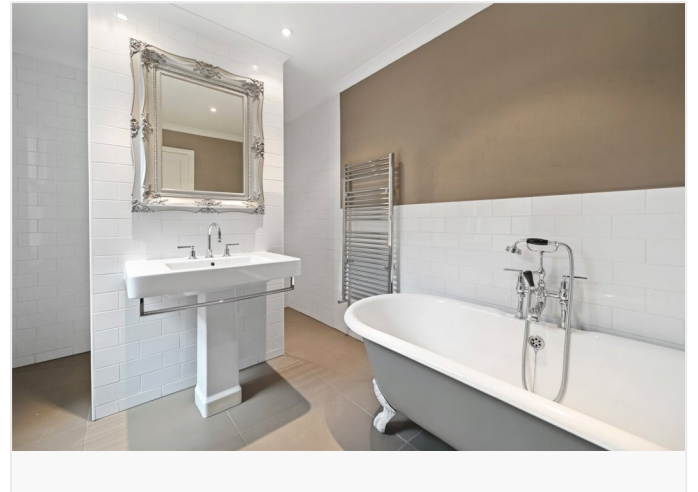
LOCAL AUTHORITY

London Borough of Hammersmith & Fulham

TENURE

Freehold.

PRICE: £1,795,000 Freehold



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2110 SQ FT/ 196 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2041 SQ FT/ 190 SQM

PROPERTY PHOTO PLANS.CO.UK
 ONE STOP SHOP FOR PROPERTY MARKETING

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.

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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