



## Thorpebank Road, W12

£890,000 Freehold

A fabulous example of a three bedroom Edwardian terrace house in this ever popular location.

Reception Room | Open Plan Kitchen | 3 Bedrooms | Bathroom | Loft | Garden | 1177 Sq Ft / 109 Sq M | Council Tax Band E | EPC Rating Band D

**Winkworth**



### LOCATION

Thorpebank Road forms part of the ever popular 'Groves' area of Shepherd's Bush. Within easy reach of the area's diverse array of shops and restaurants, there are also several pubs and coffee shops close by. The outside spaces of both Wormholt and Ravenscourt Parks are just a short distance away, whilst superb transport links give easy access both in to and out of Central London. A number of well regarded schools are also close by.

### DESCRIPTION

Offered in superb condition throughout, the house comprises open plan reception room / kitchen on the ground floor which in turn leads to a private rear garden; the first floor offers three bedrooms and family bathroom. The loft space is currently used as an occasional bedroom, but could be converted subject to the usual necessary consents.





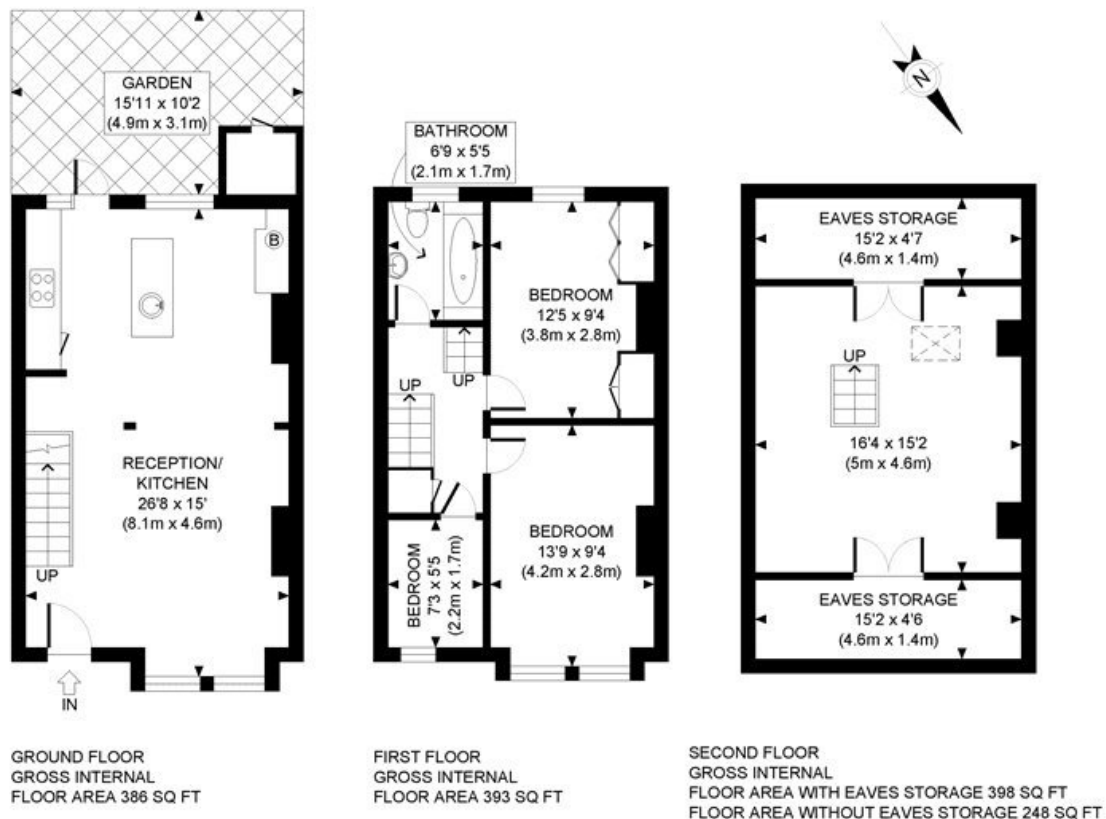
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Freehold.

**PRICE:** £890,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(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	



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1177 SQ FT/ 109 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1027 SQ FT/ 95 SQM



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 MEASURING

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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