

STUART ROAD, LONDON, W3

£925,000 FREEHOLD

EPC Band: D GFF Council Tax Band: D  
EPC Band: D TFF Council Tax Band: E  
Sold as one unit

*(Information supplied by the Seller)*

Ealing & Acton | 0208 896 0123 | ealing@winkworth.co.uk

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## DESCRIPTION:

Presenting a unique freehold property, currently divided into two spacious flats. The ground floor flat features a generously sized bedroom along with another adjoining bedroom, along with a family sized bathroom the separate kitchen and reception area provide distinct spaces for cooking and relaxing, with direct access to the rear garden.

The first floor flat comprises of two spacious and well-lit bedrooms, providing comfortable living spaces. It boasts a large separate kitchen, along with a sizeable reception room perfect for relaxing and entertaining guests. This flat also includes a well-appointed bathroom. An extensive loft space offers additional storage or potential for further development (subject to necessary permissions).

The property does require some updating and modernization, as it currently presents in a tired condition. This offers a fantastic opportunity for buyers to add value and personalise the space according to their tastes and preferences. This freehold property grants full ownership, including the land it stands on.



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## Stuart Road, W3

Approx. Total Internal Area 1790 Sq Ft - 166.30 Sq M  
(Including Loft Storage & Restricted Height Area)

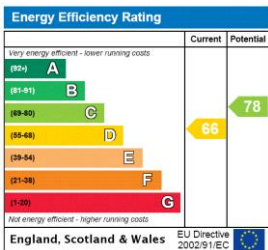
Approx. Gross Internal Area 1356 Sq Ft - 125.97 Sq M  
(Excluding Loft)



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Council Tax Band:** D & E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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