



St Stephens Avenue, Shepherd's Bush, W12

£1,850,000 Freehold

A fabulous four bedroom family house arranged over four floors in the heart of Shepherd's Bush.

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

St Stephens Avenue runs 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 various amenities of Westfield London are also close to hand. Numerous well regarded schools are nearby, including St Stephen's CE Primary School.

DESCRIPTION

Superbly presented throughout, the property is arranged over four floors and comprises open plan kitchen / living space on the lower ground floor which opens to the garden; two double bedrooms and bathroom on the raised ground floor; main bedroom suite on the first floor with bathroom and dressing room and two further bedrooms and bathroom on the top floor.





LOCAL AUTHORITY

London Borough of Hammersmith & Fulham

TENURE

Freehold.

PRICE: £1,850,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	40
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 536 SQ FT

LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 732 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 436 SQ FT

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.COUK
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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