



## Warbeck Road, London, W12

£2,250,000 Freehold

A fabulous Dutch Victorian family home on one of the most desirable streets in Shepherds Bush with 3.5 metre high ceilings, an abundance of light, full underfloor heating and beautiful glass wall staircases throughout.

2 Double Reception Rooms | Kitchen | 4 Bedrooms | En Suite Bathroom | Walk In Wardrobe | Bathroom | Shower Room | Utility Room | Cloakroom | Garden | 2571 Sq Ft / 238 Sq M | Council Tax Band G | EPC Rating Band C

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## LOCATION

Warbeck Road is a highly desirable street ideal for families due to the numerous amenities and schools on offer in Shepherds Bush, Holland Park as well as those in Brackenbury Village. Amenities include a multitude of independent shops and restaurants, White City House (Soho House), Hoxton Hotel (5 minute walk), Bush Theatre, Bush Hall and Westfield London shopping centre. The nearest Underground stations are Goldhawk Road, Shepherds Bush Market (0.2 miles and 3 minute walk away) and Shepherds Bush (10 minute walk), where both Central Line and London Overground services are on offer for an easy link into the City or West End. The prestigious Ofsted Outstanding rated St Stephen's CofE Primary School is just a 1 minute walk away, whilst a variety of other highly regarded schools in both state and private sectors including Latymer, St Paul's, Jacques Prevert are also close by.

## DESCRIPTION

Extremely well presented and incredibly well lit Dutch Victorian home (one of five on the street) with underfloor heating and wood flooring throughout, this superb family home offers a charming blend of both traditional and contemporary features with a light and breezy accommodation comprising an impressive entrance hall, double reception room with incredible height of 3.5 metres and an extended substantial glass kitchen on the ground floor with light maximisation conservatory and unusually 4 metre unusually high ceilings.

Offering its own light-well, there is a further reception/media room, shower room and utility room on the lower ground floor (with a fully tanked basement and full height that can also serve as an additional bedroom/nanny/granny apartment). The original planning included two further bedrooms in this area. A beautiful glass wall staircase leads to the first floor offering a cloakroom and grand bedroom suite with dressing room and lavish bathroom. The dressing room may also be used as a study as it offers a full sized window. The top floor offers two further full sized double bedrooms, family bathroom and an elegant and comfortable library/study area. The bedroom facing the garden boasts a cute Juliet balcony. This uniquely bright house further benefits from very generous and thoughtful in-built storage throughout and a very sunny easy-to-maintain west facing garden with an abundance of light from all sides. The house has been refurbished with elegance and sophistication retaining both comfortable living arrangements for family appeal and contemporary appeal for entertaining purposes. This property is an excellent location, is extremely bright and spacious and will be attractive to buyers for a myriad of reasons.







**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Freehold.

**PRICE:** £2,250,000 Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA: 2571 SQ FT/ 238 SQM

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WARBECK ROAD, W12

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Shepherds Bush | 020 8735 3266 | [shepherdsbush@winkworth.co.uk](mailto:shepherdsbush@winkworth.co.uk)

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