



## Ingersoll Road, W12

£1,550,000 Freehold

A delightful five bedroom, bay fronted Victorian house on this ever popular street in Shepherd's Bush.

2 Reception Rooms | Kitchen / Family Room | 5 Bedrooms | 2 Bathrooms | Shower Room | Cellar | Garden | 2030 Sq Ft / 189 Sq M | Council Tax Band G | EPC Rating Band D

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## LOCATION

Ingersoll Road is ideal for the numerous amenities on offer in Shepherd's Bush, as well as those in Brackenbury Village. Amenities include a multitude of independent shops and restaurants, an internationally acclaimed music venue and Westfield London shopping centre. The nearest Underground stations are Goldhawk Road, Shepherd's Bush Market and Shepherd's 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

Well presented throughout, the house offers accommodation comprising entrance hall, double reception room, extended kitchen/family room which in turn leads to a rear garden. The first floor offers three double bedrooms and bathroom, with the top floor offering a further two double bedrooms and two bathrooms.







**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Freehold.

**PRICE:** £1,550,000 Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES: 2030 SQ FT/ 189 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES: 1988 SQ FT/ 185 SQM

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**PROPERTY PHOTO PLANS**  
ON SITE FOR PROPERTY MEASUREMENT

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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