



Stanlake Road, London, W12

£750,000 Share of Freehold

A beautifully presented two double bedroom, two bathroom flat with a private garden sold with no onward chain.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | En Suite Shower Room | Private Garden
| 822 Sq Ft / 76.4 Sq M | Council Tax Band D | EPC Rating Band C

Winkworth

winkworth.co.uk

for every step...



LOCATION

Stanlake Road is an attractive quiet residential tree lined street, moments from all the local amenities and transport links Shepherd's Bush has to offer. Television Centre, Soho House and Westfield London are all within easy reach, with Shepherd's Bush Market (Hammersmith and City and Circle line) and Shepherds Bush (Central line and Overground) being the closest stations.

DESCRIPTION

This stunning flat offers private entrance, two double bedrooms with built in wardrobes and one with an en-suite modern shower room, there is a separate modern family bathroom as well. The bright and spacious open plan living room/kitchen has integrated appliances and bi-folding doors with direct access to a private rear garden.

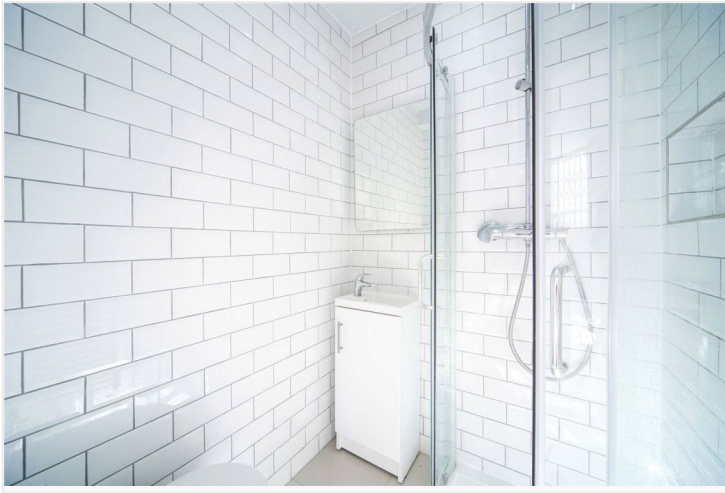
The property benefits from a share of freehold and is sold with no onward chain.

Share of Freehold with 991 years on the underlying lease.

Service charge: £1200 p.a

Ground rent: N/A





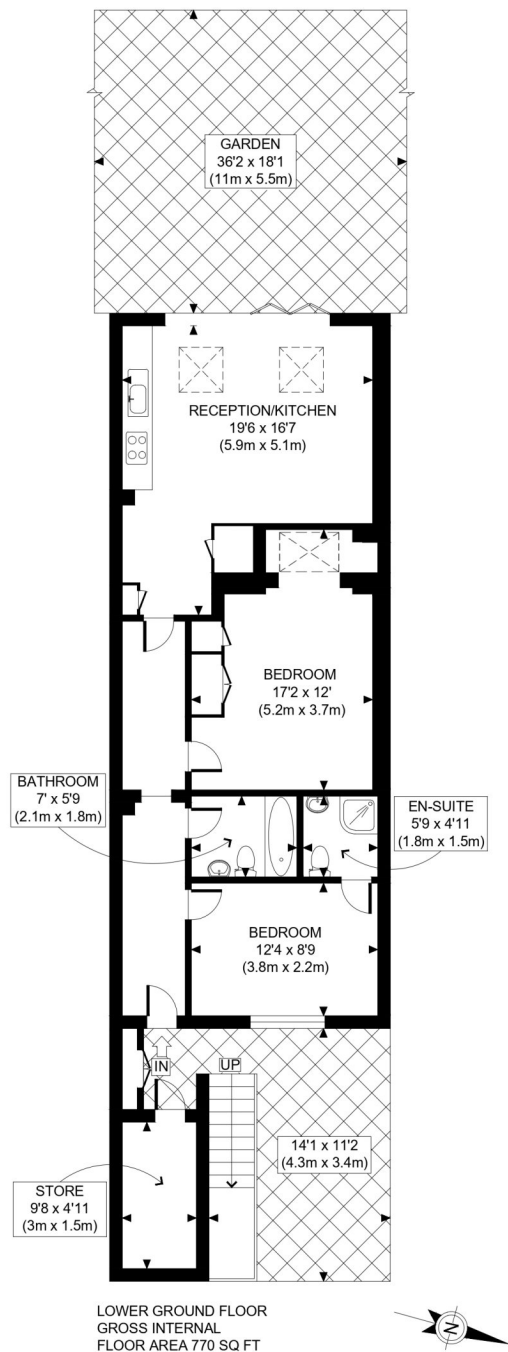
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 990 years 11 months.

PRICE: £750,000 Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA WITH STORE: 818 SQ FT/ 76 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORE: 770 SQ FT/ 72 SQM

Winkworth

STANLAKE ROAD, W12

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 .CO.UK
ONE STOP SHOP FOR PROPERTY MEASUREMENTS

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.

Shepherds Bush | 020 8735 3266 | shepherdsbush@winkworth.co.uk

Winkworth

for every step...

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.