



Stanlake Road, London, W12

£700,000 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

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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

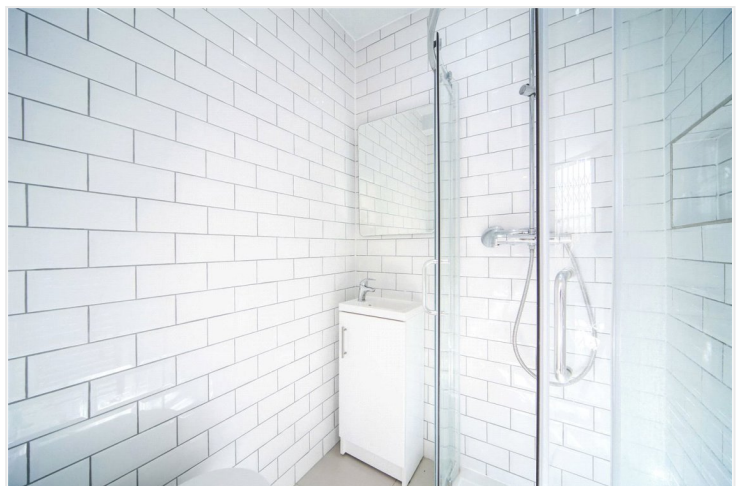
This stunning flat offers private entrance, two double bedrooms with built in wardrobes and one with an en-suite modern shower room, there is a separate modern family bathroom as well. The bright and spacious open plan living room/kitchen has integrated appliances and bi-folding doors with direct access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





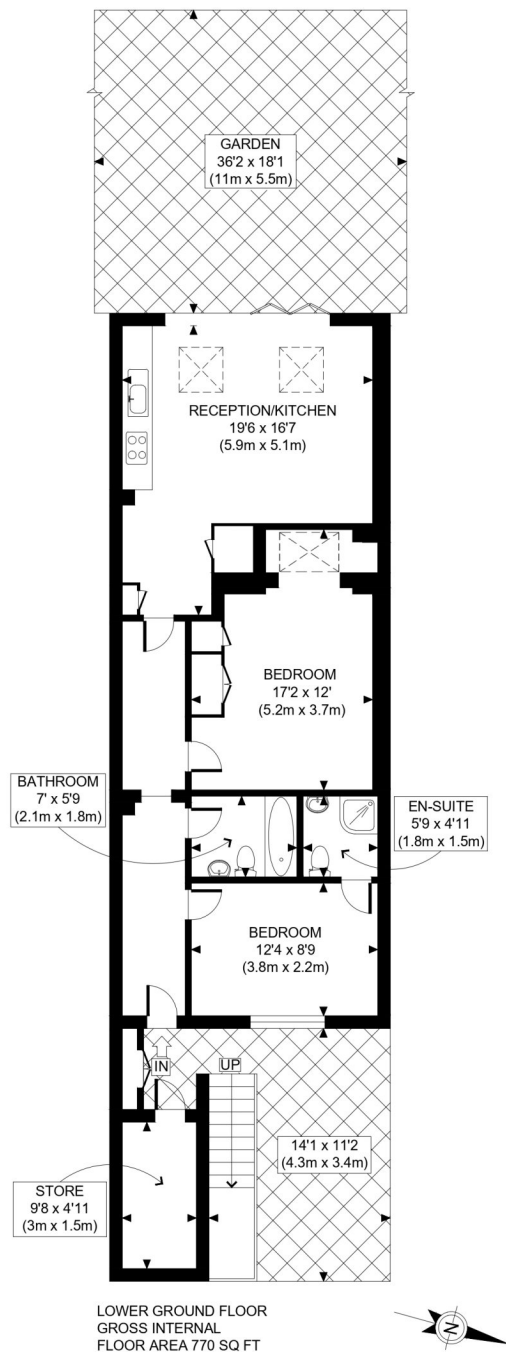
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 990 years 11 months.

PRICE: £700,000 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

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STANLAKE ROAD, W12

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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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