



## St Stephens Avenue, Shepherds Bush, London, W12

£475,000 Leasehold

A spacious one bedroom flat with a private garden and long lease, sold with no onward chain.

Reception Room | Kitchen | Bedroom | Bathroom | Garden | 559 Sq Ft / 52 Sq M | Council Tax Band D | EPC Rating Band D

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## 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, with access to the Central, Hammersmith and City and Circle Lines as well as London Overground services are on offer. The various amenities of Westfield London are also close to hand.

## DESCRIPTION

Located on this sought after street, this charming property comprises spacious reception room with bay window, double bedroom, bathroom with bath and shower and separate kitchen with access to a lovely private garden.

Leasehold: 136 years

Service Charge: £250 p.a. (Management Fee); £500 p.a. (Sinking Fund)

Ground Rent: N/A





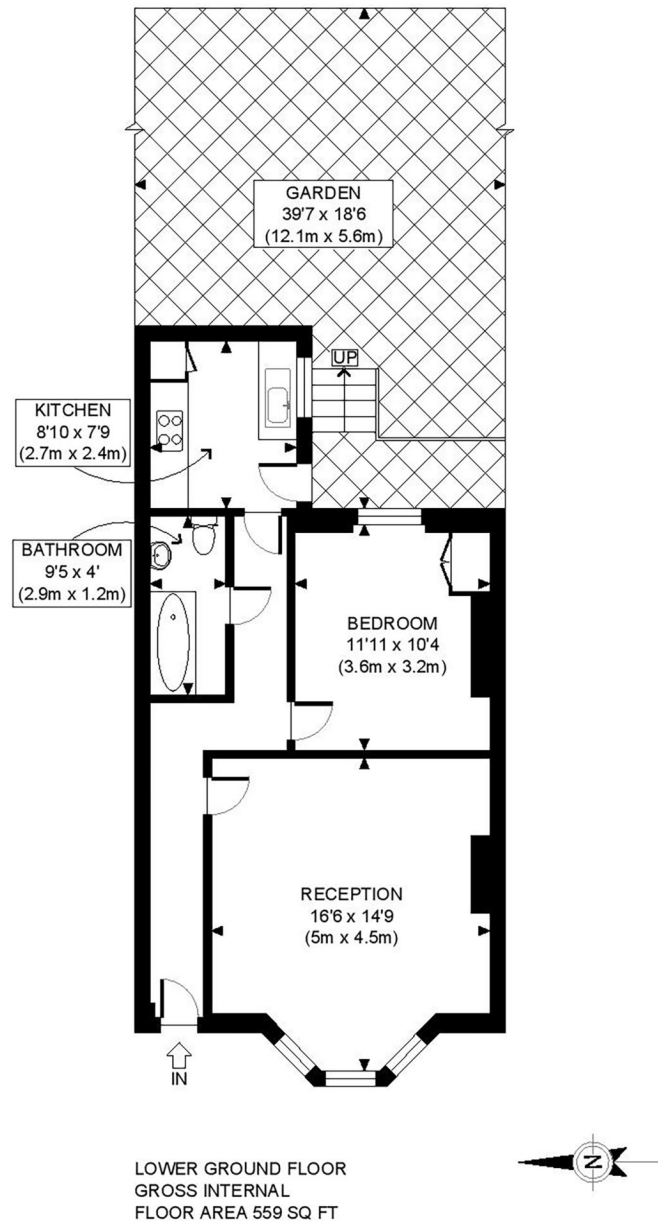
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold 136 years 11 months.

**PRICE:** £475,000 Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA: 559 SQ FT/ 52 SQM

## PROPERTY PHOTO PLANS .CO.UK

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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