



## Tunis Road, London, W12

£850,000 Freehold

A three-bedroom family home requiring modernisation with excellent potential to further extend (STPP).

2 Reception Rooms | Kitchen | 3 Bedrooms | Bathroom | Garden | 923 Sq Ft / 86 Sq M | Council Tax Band D | EPC Rating Band D

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## LOCATION

Tunis 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

A three-bedroom terraced family home on a sought-after tree lined street.

The house comprises two reception rooms and kitchen to the back of the house with direct access to the patio garden.

The first floor comprises three double bedrooms and family bathroom.

The property further benefits from excellent potential to further extend into the loft STPP.







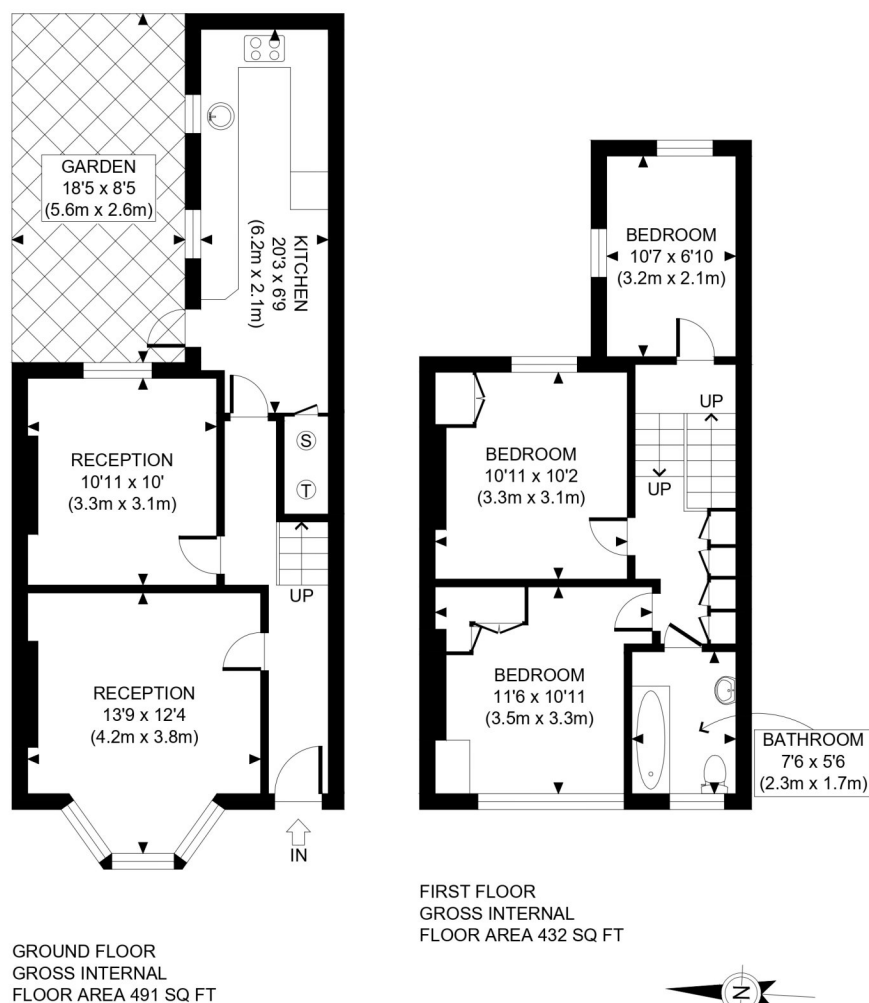
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Freehold.

**PRICE:** £850,000 Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA: 923 SQ FT/ 86 SQM

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