



## Alexandra Mansions, Stanlake Road, Shepherds Bush, W12

£3,100,000 Freehold

An opportunity to acquire an entire period building (and freehold) which comprises four spacious apartments, in the heart of Shepherds Bush.

4 Apartments | 1 Two Bedroom Apartment 837 Sq Ft / 78 Sq M | 2 Three Bedroom Apartments 888 Sq Ft / 82 Sq M & 877 Sq Ft / 81 Sq M | 1 Four Bedroom Apartment 928 Sq Ft / 86 Sq M |  
EPC Rating Band D / C / D / D

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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 imposing double fronted red brick mansion building comprises four individual apartments which are all currently let on individual ASTs. The lower ground floor offers a three bedroom flat with reception room, kitchen, bathroom, utility room and garden, totalling 853 sq ft/79 sq m; the ground floor a two bedroom flat with reception room, kitchen, bathroom, utility room and patio, totalling 870 sq ft/81 sq m; the first floor offers a three/four bedroom flat with reception room, kitchen, WC, bathroom, utility room and dining room/fourth bedroom, totalling 839 sq ft/78 sq m; the second floor offers a four double bedroom flat with reception room, bathroom and kitchen with ample space for dining, totalling 928 sq ft/88 sq m.

There is scope to reconfigure/sub-divide the flats should the ingoing purchaser so wish, subject to the usual consents being obtained.

Current monthly rents achieved for the flats are as follows:-  
 Second floor £3100; First floor £2950; Ground floor £2705; Lower ground floor £2500, giving a total annual rent of £135,060

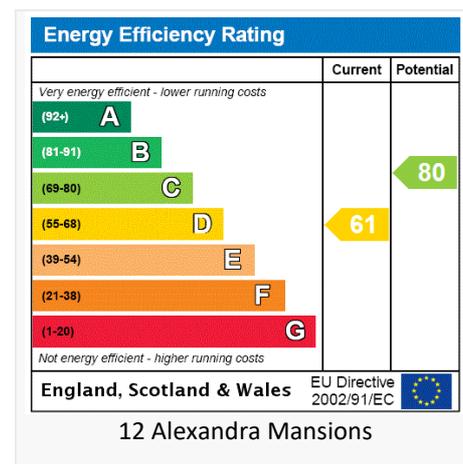
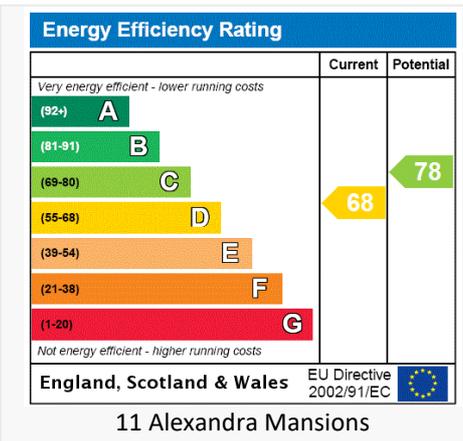
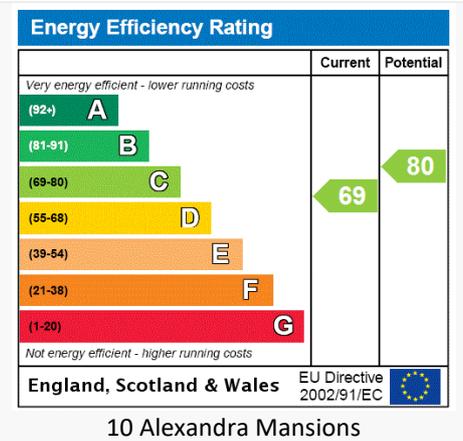
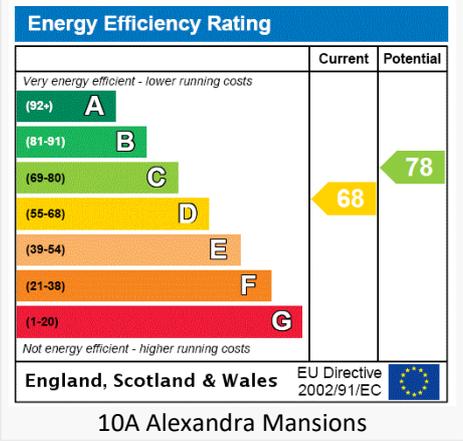


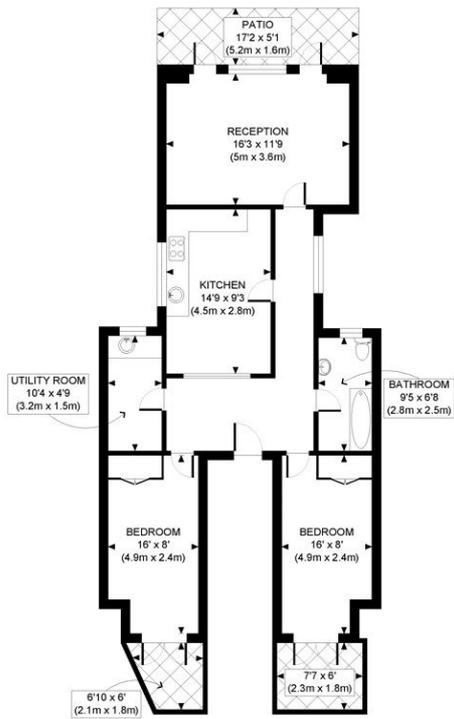


**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Freehold.

**PRICE: £3,100,000 Freehold**





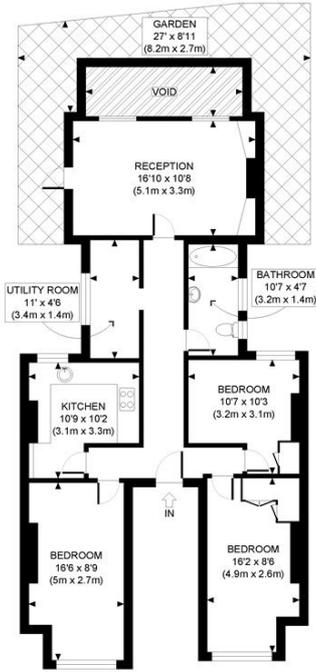
LOWER GROUND FLOOR  
GROSS INTERNAL FLOOR AREA 837 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 837 SQ FT/ 78 SQM

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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



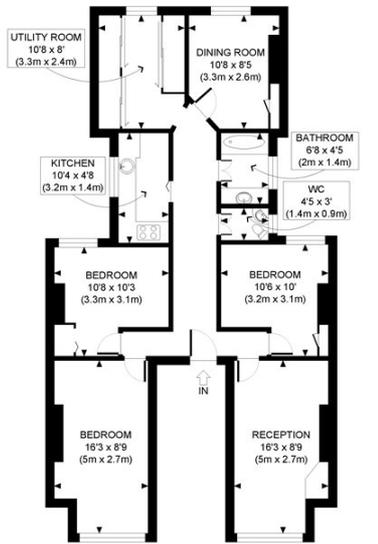
GROUND FLOOR  
GROSS INTERNAL FLOOR AREA 888 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 888 SQ FT/ 82 SQM

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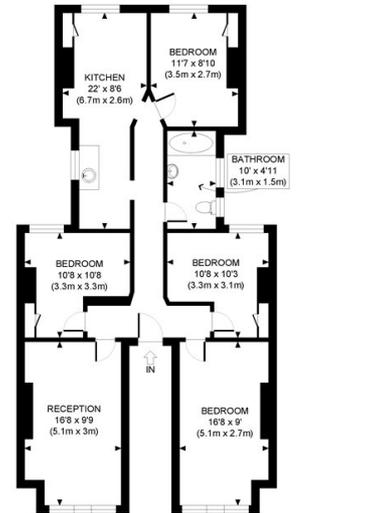
FIRST FLOOR  
GROSS INTERNAL FLOOR AREA 877 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 877 SQ FT/ 81 SQM

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PROPERTY PHOTO PLANS



SECOND FLOOR  
GROSS INTERNAL FLOOR AREA 928 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 928 SQ FT/ 86 SQM

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PROPERTY PHOTO PLANS

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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for every step...

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