



## St Stephens Avenue, W12

£375,000 Leasehold

A well presented one bedroom flat on the raised ground floor of an end of terrace house.

Reception Room | Kitchen | Bedroom | Bathroom | 413 Sq Ft / 38 Sq M | Council Tax Band C | 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 Shepherd's Bush, as well as those in Brackenbury Village. The nearest Underground stations are Goldhawk Road, Shepherd's Bush Market and Shepherd's Bush, where both Central Line and London Overground services are on offer. The various amenities of Westfield London are also close to hand.

## DESCRIPTION

Well presented throughout, this ideal first time buy offers accommodation which comprises of entrance hall, bedroom with fitted wardrobes, open plan kitchen/reception room and shower room.

Lease:- 125 years from 25 January 1997 (96 years remaining)

Ground Rent:- £200 p.a.

Service Charge:- £3490 in 2025 (£2478 in 2024)





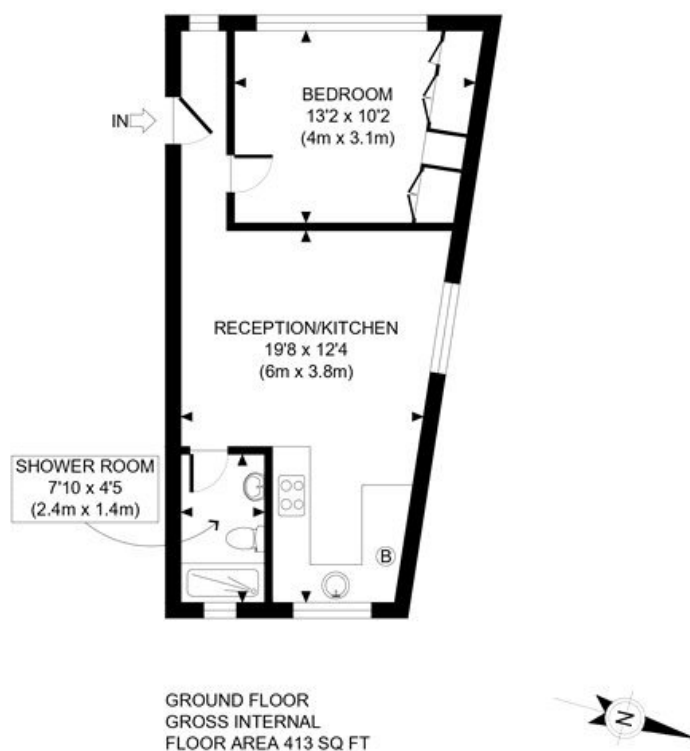
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold 96 years 8 months.

**PRICE: £375,000 Leasehold**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA: 413 SQ FT/ 38 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**  
FOR THE PROPERTY INDUSTRY

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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