



Lycett Place, Shepherds Bush, London, W12

£3,500 per month *Furnished, Part Furnished*



This beautifully presented architecturally designed two-bedroom home offers bright, contemporary living arranged over three levels, set within a quiet mews-style cul-de-sac in the heart of Askew Village.

KEY FEATURES

EPC: Band B | Two Bedrooms | One Bathroom + Additional W.C | Open Plan Kitchen/Reception Room | Roof Terrace | House



Shepherds Bush

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The ground floor comprises two very light bedrooms, including a well-proportioned master bedroom with en-suite WC and excellent built-in storage. The second bedroom functions perfectly as a guest room or an ideal work-from-home space. A sleek shower room is also located on this level.

A stylish staircase leads to the first floor which contains a superb open-plan kitchen and reception room with an elevated outlook over the peaceful mews. The contemporary kitchen includes an induction hob, dishwasher and a generous amount of storage, providing an excellent space for cooking and entertaining.

A further staircase opens onto a sunny private roof terrace, offering a secluded outdoor retreat perfect for summer dinner parties. The property benefits from underfloor heating throughout, ensuring comfort year-round.

Further benefits include:

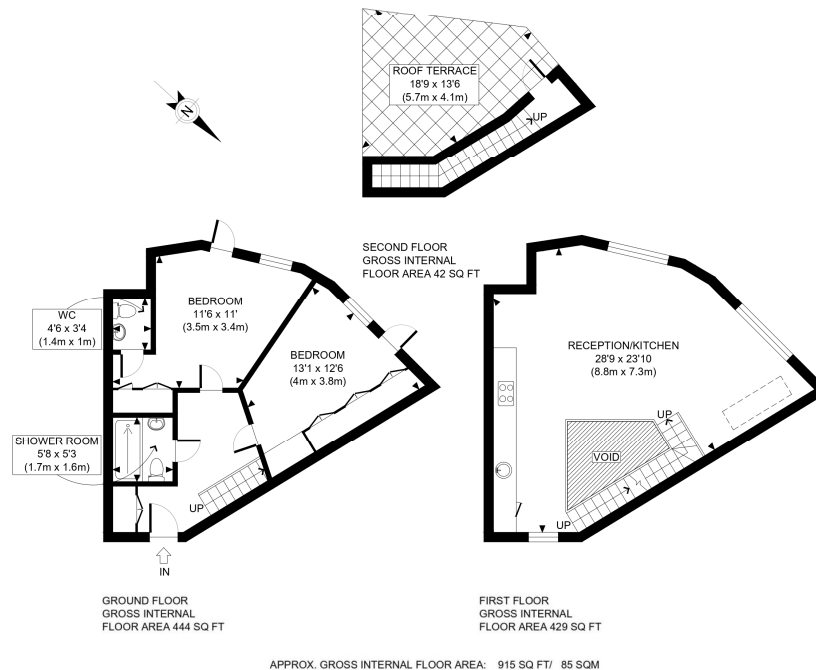
- Dual access from both Vespan Road and Lycett Place
- A quiet, mews-style setting with dedicated space for bicycles and motorcycles
- A stylish, low-maintenance home in a highly convenient W12 location

Lycett Place is ideally positioned for the vibrant amenities of Askew Road, known for its independent cafés, popular restaurants, artisan bakeries, wine shops, and friendly neighbourhood atmosphere. The area also offers excellent local grocery options, convenience stores, and a range of boutique retailers.

Wendell Park and Ravenscourt Park are within walking distance, while the wider Shepherd's Bush area provides superb transport links, including the Central Line, Overground, and numerous bus routes. Westfield London is also within easy reach for extensive shopping, dining, and leisure options. The A40 is within easy access for driving too







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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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