



## Stonor Road, W14

£860,000 Share of Freehold

A stunning two double bedroom, two bathroom flat with private garden on the lower ground floor of an imposing, red brick, end of terrace Victorian house.

Reception Room | Kitchen | 2 Bedrooms | En Suite Shower Room | Shower Room | Utility Room | Garden | 907 Sq Ft / 84.3 Sq M | Council Tax Band E | EPC Rating Band D

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## LOCATION

Stonor Road is ideally positioned for the numerous amenities on offer not only within the immediate area, but also those at Westfield London, Kensington High Street and Hammersmith. Various transport links are within close proximity with the nearest stations located at West Kensington, Barons Court and Kensington Olympia. The eagerly anticipated Olympia redevelopment, due to open in late 2025, is just moments away, whilst the open spaces of Holland Park, Brook Green and the River Thames are also close by.

## DESCRIPTION

Extremely well presented throughout, the property offers accommodation which comprises entrance hall, reception room with semi-open-plan kitchen, utility room, bathroom and two double bedrooms, one with en suite shower room. The property further benefits from a sizeable landscaped garden and its own private entrance.

Share of Freehold with an underlying lease of 999 years from 29 September 1984

SC - £1,925 pa

GR - N/A








**LOCAL AUTHORITY**  
Hammersmith & Fulham

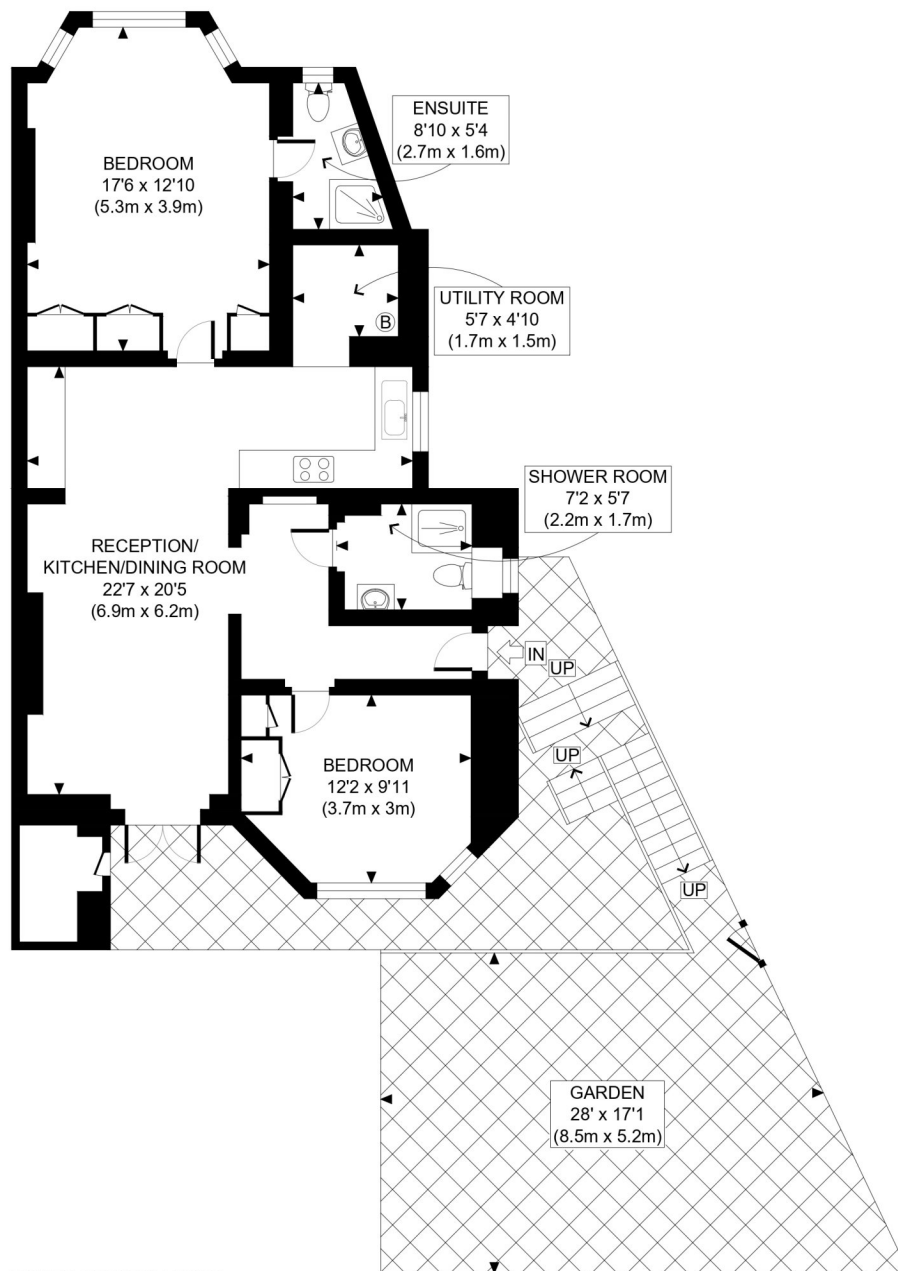
**TENURE**  
Share of Freehold 958 years 4 months.

**PRICE:** £860,000 Share of Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	



LOWER GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA: 907 SQ FT/ 84 SQM

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