



Bloemfontein Road, London, W12

£1,100,000 Freehold

A substantial mid-terrace Victorian house, with scope for further extension and improvement.

2 Reception Rooms | Kitchen | 3 Bedrooms | Bathroom | Shower Room | Utility Room | Study | Basement
| Garden | 2063 Sq Ft / 192 Sq M | Council Tax Band G | EPC Rating Band C

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LOCATION

Bloemfontein Road is close to Shepherd's Bush Green, Westfield London shopping centre, an abundance of independent shops, restaurants and an internationally famous music venue, as well as outstanding transport links. A variety of highly regarded schools in both state and private sectors are also close by, whilst public transport is second to none, with numerous bus routes, Underground and London Overground stations within easy reach.

DESCRIPTION

The house offers accommodation comprising entrance hall, two reception rooms, utility room and bathroom on the ground floor, kitchen, bathroom and two bedrooms on the first floor and further two bedrooms on the second floor. The house offers huge potential for a buyer to extend into both the loft space and side return, subject to the usual necessary consents, whilst further benefitting from a large cellar, air conditioning and west facing rear garden.





LOCAL AUTHORITY
Hammersmith & Fulham

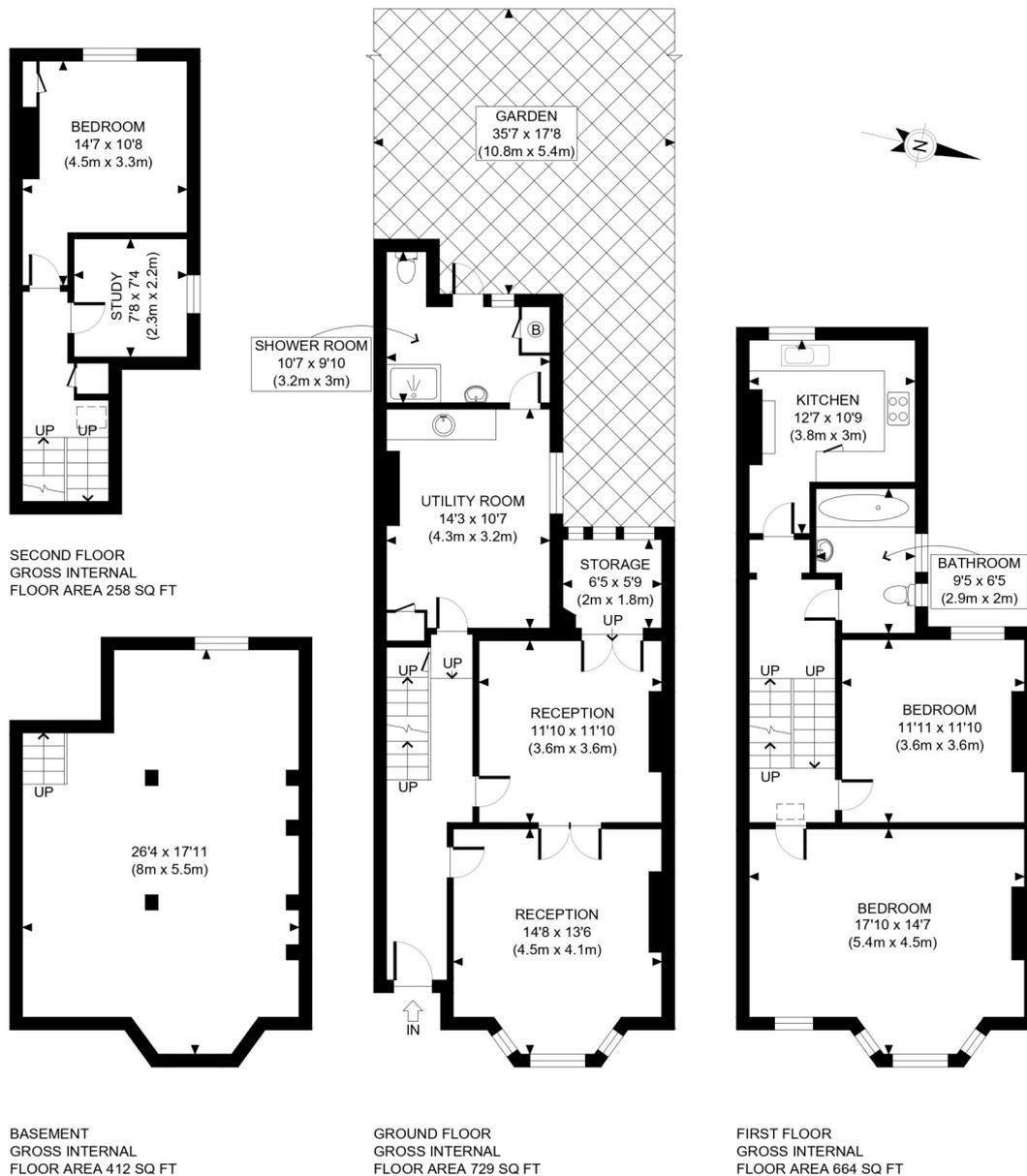
TENURE
Freehold.

PRICE: £1,100,000 Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





APPROX. GROSS INTERNAL FLOOR AREA EXC BASEMENT: 1651 SQ FT/ 153 SQM
 APPROX. GROSS INTERNAL FLOOR AREA INC BASEMENT: 2063 SQ FT/ 192 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.

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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.

Shepherds Bush | 020 8735 3266 | shepherdsbush@winkworth.co.uk

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for every step...

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