



Arming Road, London, W12

£1,675,000 Freehold

A stylish four/five bedroom mid-terrace Victorian house on this most sought after street in Shepherd's Bush.

Double Reception Room | Kitchen / Family Room | 4 Bedrooms | 2 En Suite Shower Rooms | Bathroom | Study Room | Utility Room | Cloakroom | Cellar | Garden | 2201 Sq Ft / 204 Sq M | Council Tax Band G | EPC Rating Band D

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LOCATION

Arminger Road is a tree lined residential street forming part of a quiet cul-de-sac of Victorian houses. Local amenities include a multitude of independent shops and restaurants, an internationally acclaimed music venue and Westfield London shopping centre. The nearest Underground stations are Goldhawk Road, Shepherds Bush Market and Shepherds Bush, where both Central Line and London Overground services are on offer. The Ofsted outstanding rated St Stephen's C of E Primary School is just moments away, whilst a variety of other highly regarded schools in both state and private sectors are also close by.

DESCRIPTION

The house offers a mix of contemporary and traditional styles and is well presented throughout. The accommodation comprises entrance hall, cloakroom, double reception room and extended kitchen/family room on the ground floor; the first floors offers the main bedroom suite with bathroom and walk-in wardrobe, family bathroom, bedroom and study/fifth bedroom. The second offers two further bedrooms, one with end suite bathroom, utility room and family bathroom. The house further benefits from a private rear garden and good size cellar.





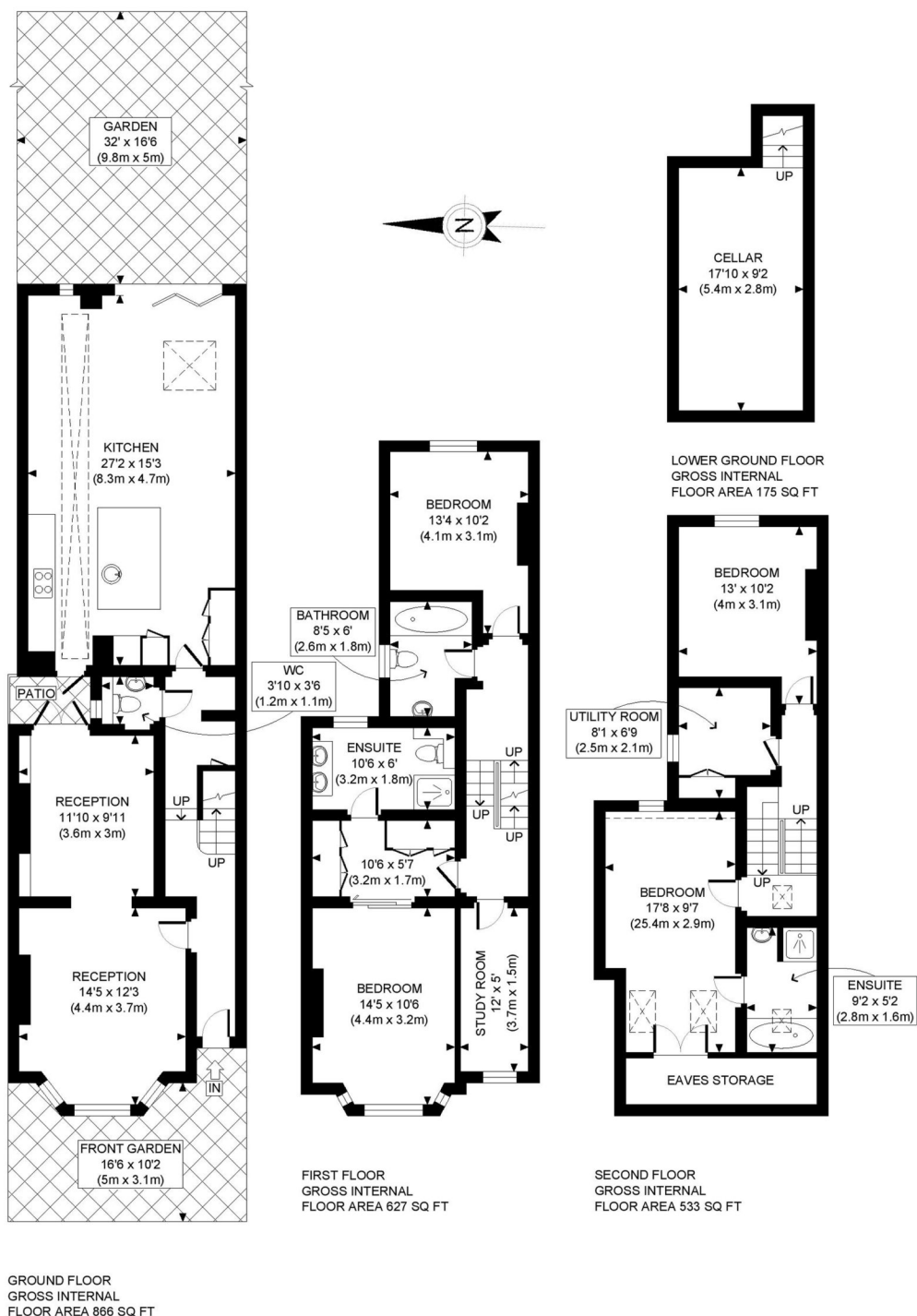
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Freehold.

PRICE: £1,675,000 Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2201 SQ FT/ 204 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2147 SQ FT/ 199 SQM

PROPERTY PHOTO PLANS^{co.uk}

ONE STOP SHOP FOR PROPERTY MARKETING

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 miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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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