



## St Stephens Avenue, London, W12

£400,000 Leasehold

A beautifully presented one-bedroom flat on the first floor of an end-terrace Victorian house.

No onward chain | Reception Room | Kitchen | Bedroom | Bathroom | 529 Sq Ft / 49 Sq M | Council Tax Band D | EPC Rating Band C

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## LOCATION

St Stephens Avenue runs between Uxbridge Road and Goldhawk Road, ideal for the numerous amenities on offer in Shepherds Bush, as well as those in Brackenbury Village. 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 various amenities of Westfield London are also close to hand.

## DESCRIPTION

Beautifully presented throughout, the property offers well proportioned, light filled rooms, with accommodation comprising entrance hall, spacious reception room, separate kitchen, double bedroom with fitted wardrobes and bathroom.

Lease: 189 years from 5 January 1998

Service Charge: £3280 p.a.

Ground Rent: N/A



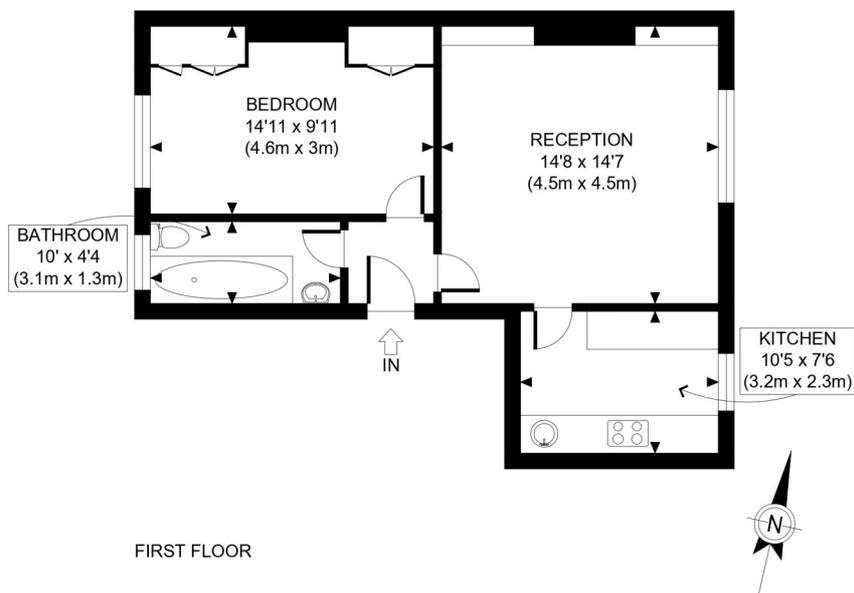
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold 160 years 10 months.

**PRICE: £400,000 Leasehold**





APPROX. GROSS INTERNAL FLOOR AREA: 529 SQ FT/ 49 SQM

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ST STEPHENS AVENUE, W12

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.

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for every step...

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