



St Stephens Avenue, W12

£425,000 Share of Freehold

A stunning, newly refurbished one bedroom flat on the first floor of a mid-terrace Victorian house.

Reception Room | Kitchen | Bedroom | En Suite Shower Room | 440 Sq Ft / 41 Sq M | Council Tax Band C
| EPC Rating Band D

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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

Immaculately presented throughout, the property offers well proportioned, light filled rooms, with accommodation comprising entrance hall, reception room with open plan kitchen, bedroom with fitted wardrobes and shower room.

Lease:- 999 years from 29 September 2003

Service Charge:- Paid on ad hoc basis, all costs divided between the three flats in the building

Ground Rent:- N/A





LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 977 years 3 months.

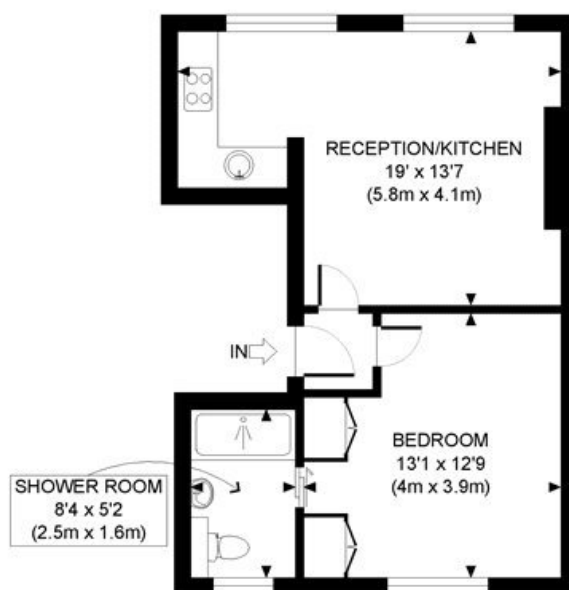
PRICE: £425,000 Share of Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 440 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 440 SQ FT/ 41 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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.

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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