



Devonport Road, London, W12

£2,195,000 Freehold

An imposing double fronted Victorian house with garden and off street parking.

3 Reception Rooms | Kitchen | Dining Room | 5 Bedrooms | Bathroom | En Suite Bathroom | En Suite Shower Room | Utility Room | 2 Cloakrooms | Loft | Roof Terrace | Garden | 3175 Sq Ft / 295 Sq M | Council Tax Band G | EPC Rating Band C

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LOCATION

Devonport Road is moments from the amenities of Shepherd's Bush, with its wonderful array of independent restaurants, bars and Westfield Shopping Centre. The transport connections of Goldhawk Road Underground station (Hammersmith & City and Circle Lines) and Shepherd's Bush (Central line and London Overground) are both within easy reach. 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.

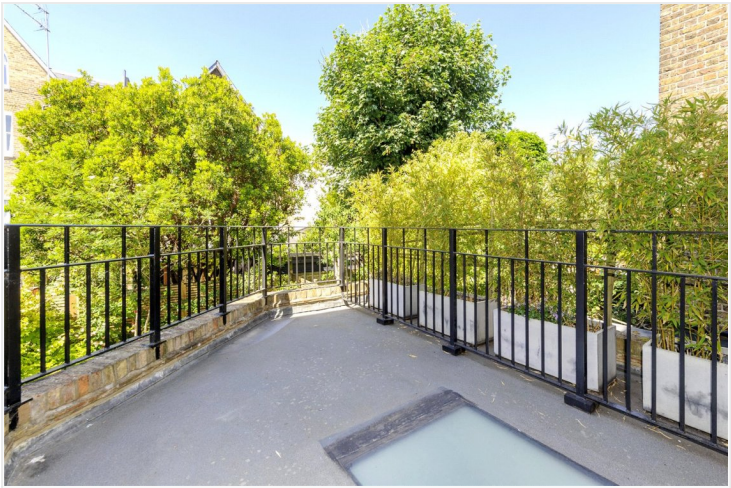
DESCRIPTION

Built in 1851, the house is well presented throughout having been thoughtfully extended and restored by the current owners, retaining many of the original characteristics and features, but gives the incoming buyer the opportunity to further adapt to meet their own requirements.

The house offers spacious accommodation arranged over three floors, with the lower ground floor offering reception room, garden room, kitchen, utility room and understairs vault. The raised ground floor offers reception room with roof terrace, three further rooms which could have a variety of uses (currently study, den and bedroom) and shower room. The top floor offers a family bathroom and three double bedrooms, one with ensuite.

Externally the house offers a mature, well stocked west facing garden and the rare benefit of off street parking. Other points of note include photovoltaic panels on the roof and double glazed timber sash windows, which have led to the house being extremely energy efficient (EPC rating C) and cost effective to run.

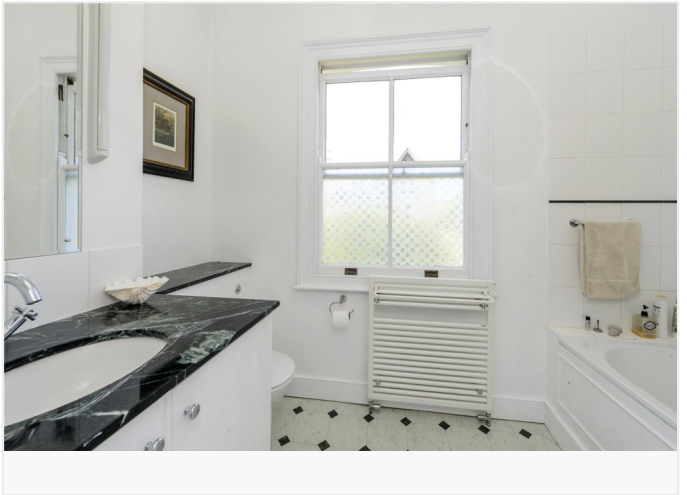




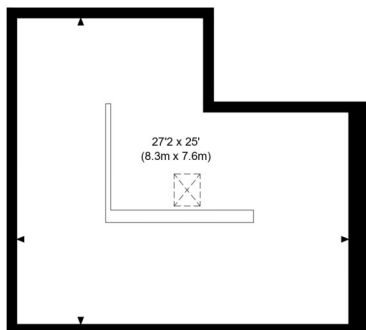
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Freehold.

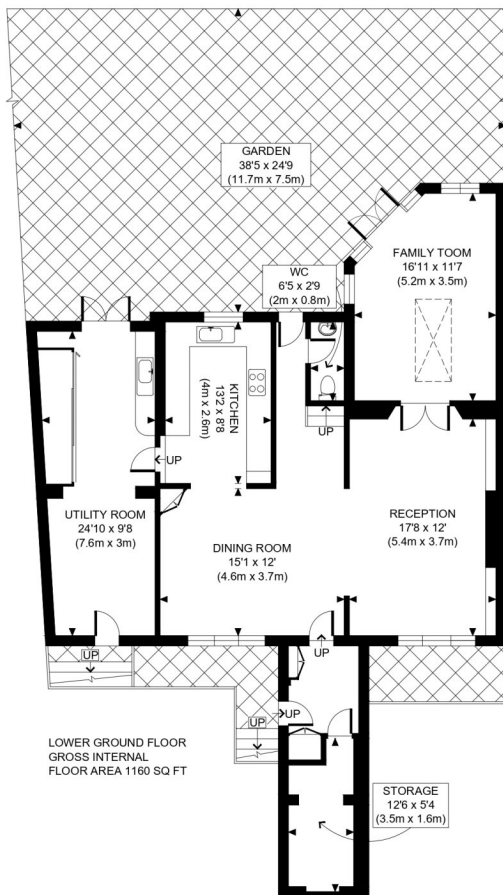
PRICE: £2,195,000 Freehold



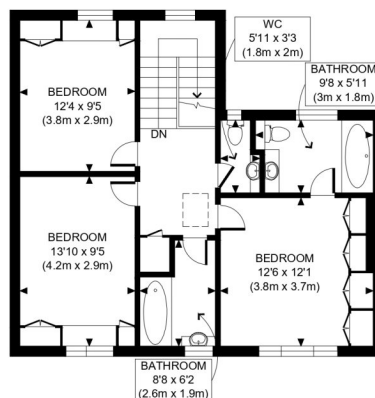
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



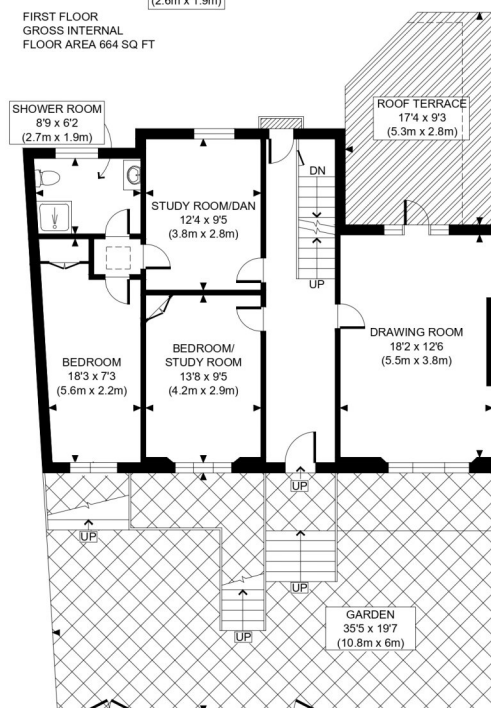
LOFT
GROSS INTERNAL
FLOOR AREA 588 SQ FT



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1160 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 664 SQ FT



RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 859 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 3271 SQ FT/ 304 SQM

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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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