

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

Kerr&co



Stanlake Road, London W12

The quintessential Victorian façade belies the cavernous and bohemian interior of this unique home which offers in excess of 2,200 square feet over three floors. The house is set back from the junction of Stanlake and Abdale Roads so is within easy reach of the broad spectrum of local transport, schools, shopping and leisure facilities.

The accommodation provides a 33' x 18' kitchen / dining / reception room leading on to a secluded rear garden with side pedestrian access for bicycles etc, a separate family room, a principal bedroom, four further bedrooms, two bathroom and a study. The house retains numerous original features, exceptionally generous room sizes and retains scope to customise and extend subject to the usual consents.

Guide Price: £1,500,000 Freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com

www.kerrandco.com





Stanlake Road, London W12 7HQ

Unique Victorian end of terrace house.

Exceptionally generous rooms sizes.

33' x 19' kitchen / dining / family room.

Principle bedroom.

A further four bedrooms.

Secluded private rear garden with pedestrian access to the side.

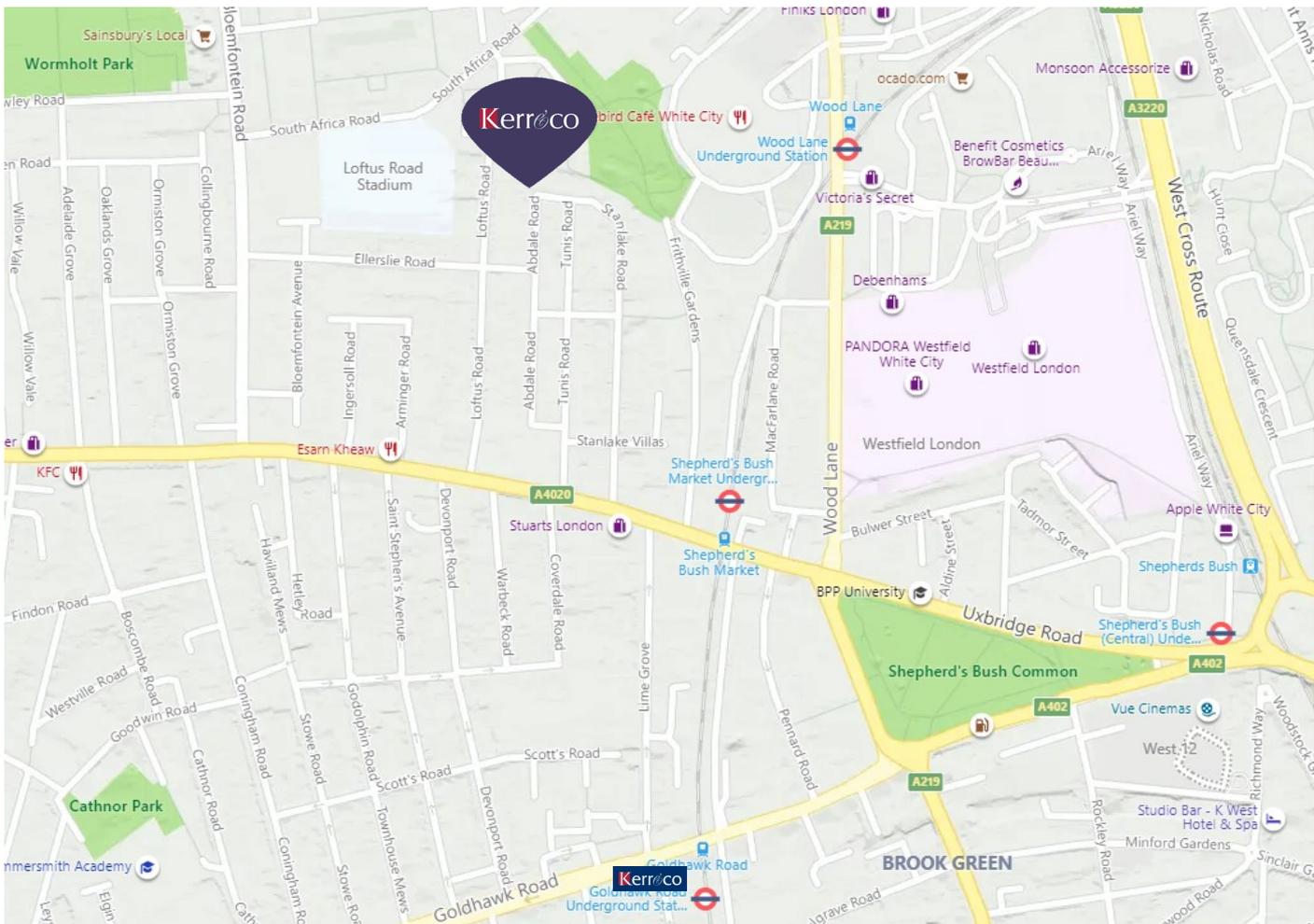
Numerous original features.

Separate family reception room as well as a study.
Quiet residential street close to Westfield Shopping and Leisure complex.

Catchment for St Stephens Primary school.
Scope for further extension subject to the usual consents.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.
 2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.
 3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.

Stanlake Road, W12 7HQ

Five bedroom end of terrace house Victorian house.

Approximate gross internal floor area: **2,217 Sq. Ft / 206 Sq. M.**

Eaves Storage: 26 Sq. Ft. / 2.6 Sq. M.

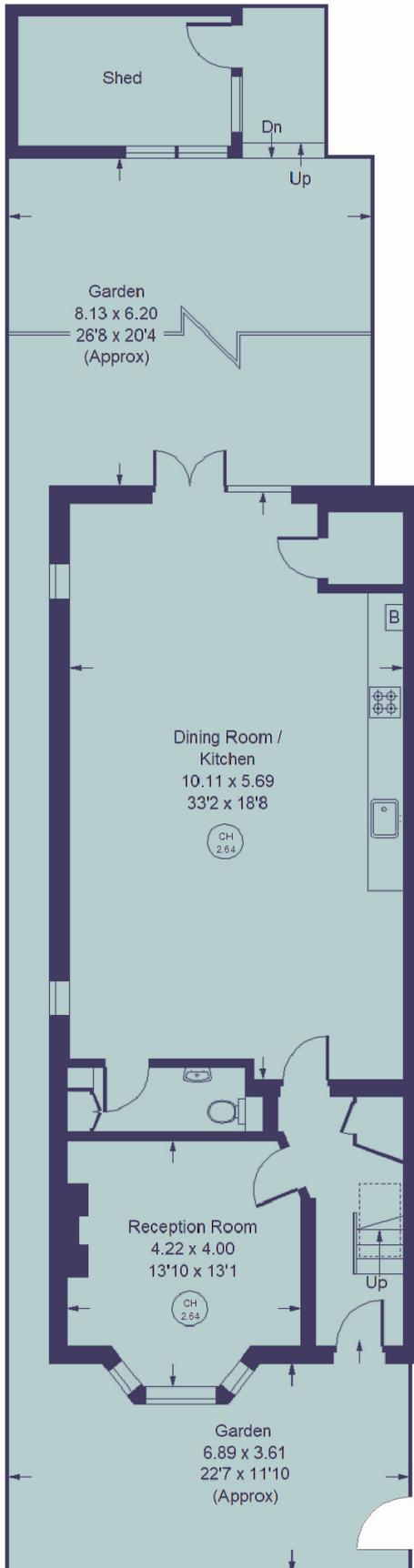
Total: 2,243 Sq. Ft. / 208.4 Sq. M.

Asking Price: **£1,500,000—Freehold**

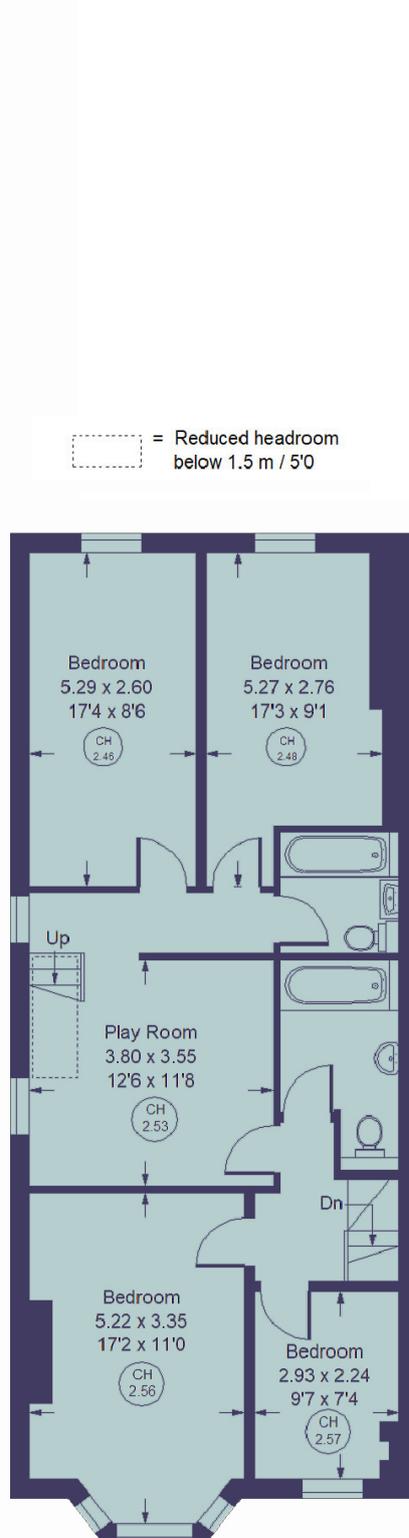
EPC Rating: **E53**

Parking: **Residents parking permit**

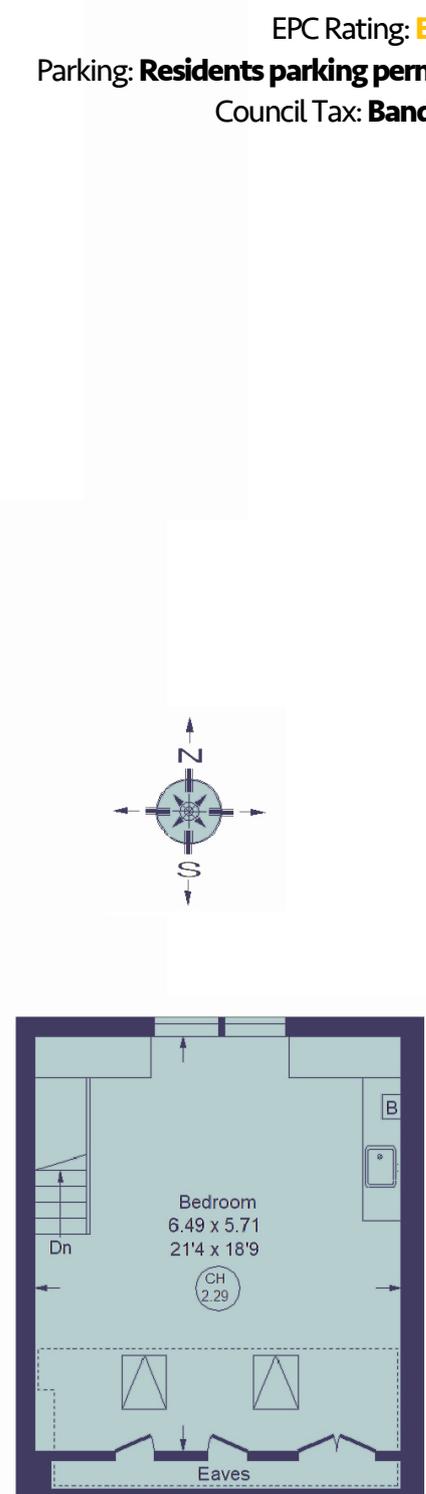
Council Tax: **Band G**



Ground Floor

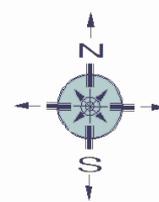


First Floor



Second Floor

= Reduced headroom
below 1.5 m / 5'0



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