



Stanlake Road, London W12

An impressive terraced Victorian house measuring 2,544 Sq. Ft. / 236 Sq. M. with the accommodation arranged over four natural floors, with further scope for extension and reconfiguration.

The house offers eight bedrooms, an impressive and characterful reception room on the raised ground floor with a ceiling height of 3.8 meters, three bathrooms and a W/C, and a large 52 ft west facing garden. The house is well placed in a popular residential street in Shepherd's Bush for ease of access to the broad spectrum of local transport connections, including Shepherd's Bush Market and Shepherd's Bush stations (Hammersmith & City, Central, Circle and Mildmay lines), an array of shopping and leisure pursuits along Uxbridge Road and the well renowned Westfield shopping complex as well as in the catchment areas for several outstanding local schools.

Offers in excess of: £1,750,000 Freehold



Stanlake Road, London W12 7HP

Large Victorian family house.

Eight bedrooms.

Three bathrooms.

Guest W/C on the raised ground floor.

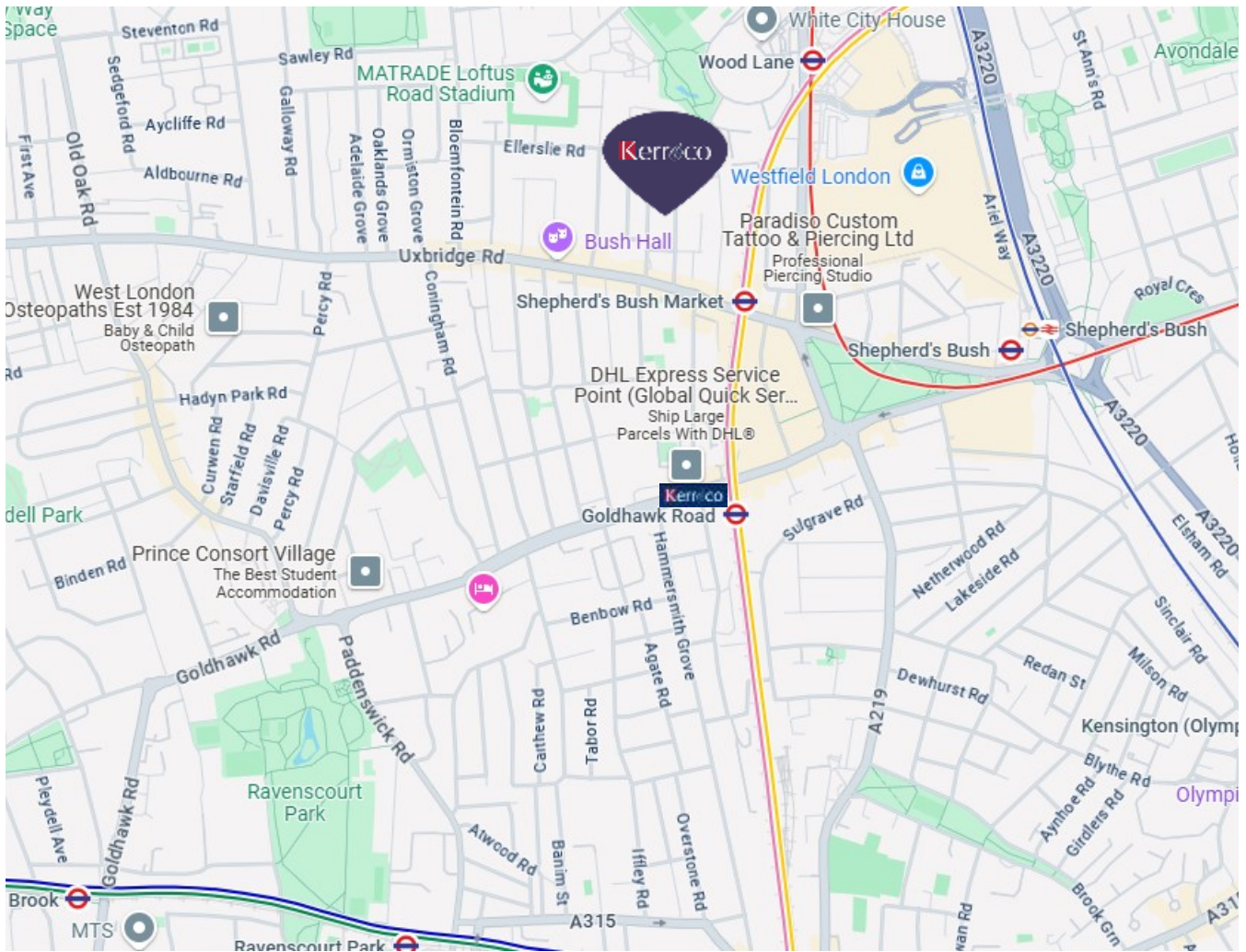
Reception room interlinking to the kitchen / dining room with an impressive 3.8 M ceiling height.

Private 52 ft garden.

Well located on this highly desired residential street for ease of access to the excellent local transport connections, Shepherd's Bush Market and Shepherd's Bush stations (Hammersmith & City, Central, Circle and Mildmay lines) as well as the broad spectrum of local shopping and leisure pursuits across the Uxbridge Road and within the well renowned Westfield shopping complex.

Numerous original Victorian features throughout.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	73 C
39-54	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.

Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band E (£1,857.13 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps to front doors and internal stairs
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood risk:	Available on request

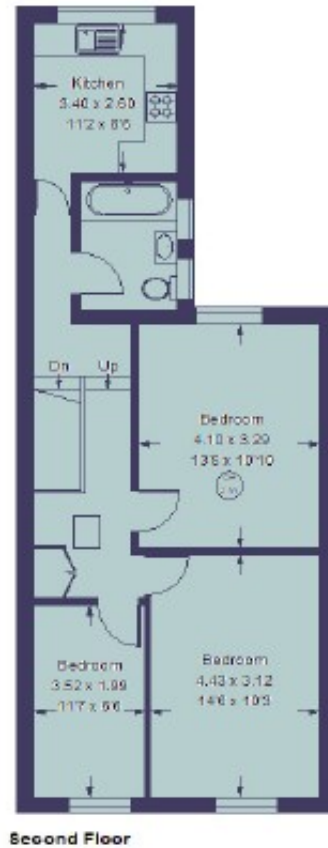
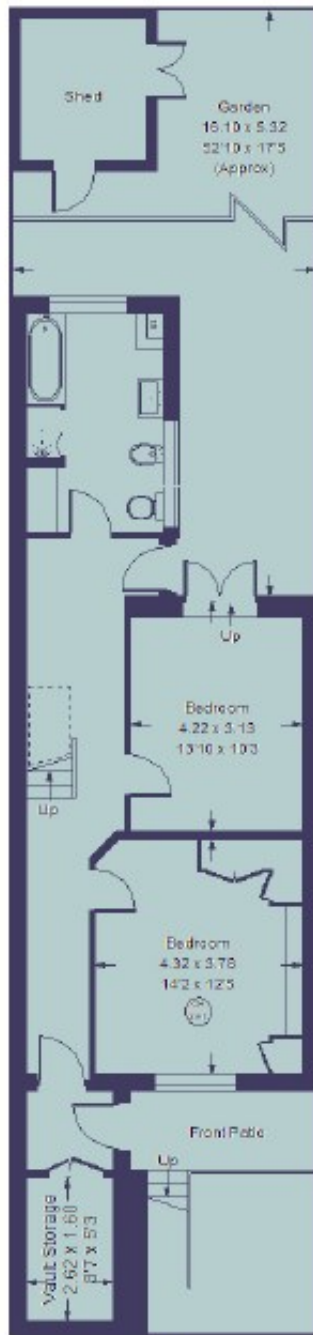
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Offers in excess of: **£1,750,000**

Victorian eight bedroom House

Approximate gross internal floor area: **2,544 Sq. Ft./ 236.4 Sq. M.**
(including vault storage)

 = Reduced headroom
below 1.5 m / 5'0"



Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of 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. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.