



## Bloemfontein Road, W12

£1,495,000 Freehold

A stunning, four bedroom Victorian family house in Shepherds Bush.

Double Reception Room | Kitchen / Family Room | 4 Bedrooms | Ensuite Bathroom | Ensuite Shower Room | Bathroom | Utility Room | Cloakroom | Basement | Garden | 2,395 Sq Ft / 223 Sq M | Council Tax Band G | EPC Rating Band C

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### LOCATION

Bloemfontein Road is close to Shepherd's Bush Green, Westfield London shopping centre, an abundance of independent shops, restaurants and an internationally famous music venue, as well as outstanding transport links. A variety of highly regarded schools in both state and private sectors are also close by, whilst public transport is second to none, with numerous bus routes, Underground and London Overground stations within easy reach.

### DESCRIPTION

Mixing traditional features and contemporary style, the house offers superb proportions throughout, being significantly wider than many other houses in the area. This stunning house offers accommodation comprising entrance hall, cloakroom, utility room, cellar, double reception room and fully extended kitchen/family room, which in turn leads to the garden. The upper floors offer a main bedroom suite with bathroom, family bathroom and three further bedrooms, one with en suite shower room.





**LOCAL AUTHORITY**  
Hammersmith & Fulham

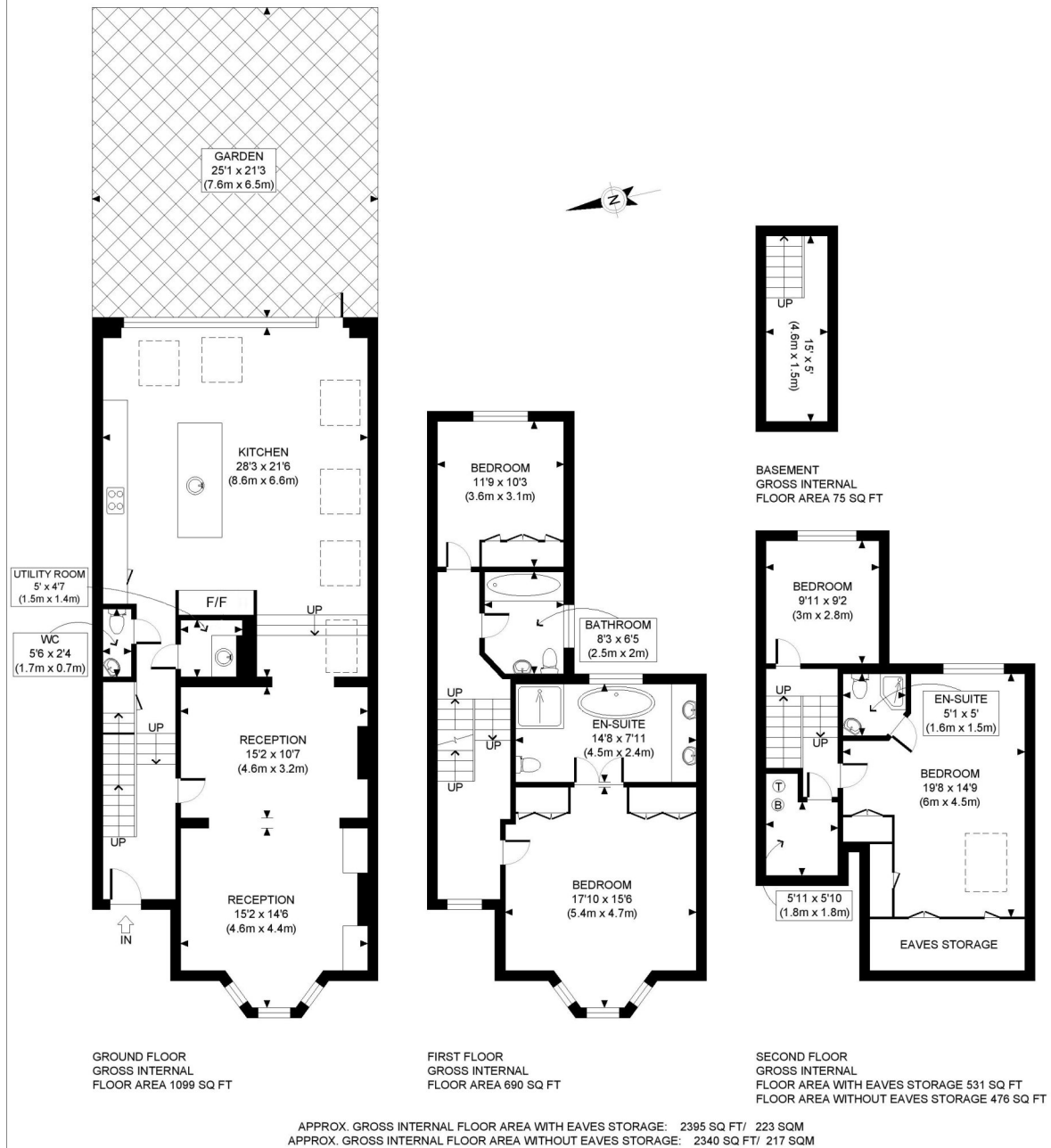
**TENURE**  
Freehold.

**PRICE:** £1,495,000 Freehold



**Energy Efficiency Rating**

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



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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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