



Loftus Road, W12

£2,200,000 Freehold

A unique and stunning Victorian family house, refurbished to the highest standards.

3 Reception Rooms | Kitchen / Family Room | 5 Bedrooms | 3 Bathrooms | Patio | Garden | 2445 Sq Ft / 227 Sq M | Council Tax Band G | EPC Rating Band C

Winkworth



LOCATION

Loftus Road is a most attractive tree lined residential street which is ideally located for the diverse array of amenities on offer in Shepherd's Bush, including live music venues and theatre, numerous pubs, bar and restaurants, as well as Westfield London shopping centre. The Ofsted outstanding rated St Stephen's CofE Primary School is just moments away, whilst a variety of other highly regarded schools in both state and private sectors are also close by.

Public transport is second to none, with numerous bus routes, Underground and London Overground stations within easy reach.

DESCRIPTION

The house is beautifully presented throughout, blending classic features with modern energy efficiency and technology. The house has solar panels, an MVHR system, high levels of insulation and an underground rainwater storage tank. Currently arranged with a self-contained two bedroom flat on the lower ground floor, the house offers versatile and spacious accommodation arranged over four floors with the benefit of a good sized garden and a period summer house.

Accommodation comprises entrance hall, double reception room, cloakroom, kitchen/family room with full width sliding doors leading to garden. The first floor offers a main bedroom suite with bathroom and separate dressing room. The top floor has two further bedrooms and a bathroom. Furthermore, there is generous storage space in the loft. The lower ground floor offers a two bedroom self contained flat.





LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Freehold.

PRICE: £2,200,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA WITH GARDEN OUTBUILDING: 2445 SQ FT/ 227 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARDEN OUTBUILDING: 2376 SQ FT/ 221 SQM

Winkworth

LOFTUS ROAD, W12

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.

PROPERTY PHOTO PLANS
THE STOP SHOP FOR PROPERTY PHOTOGRAPHERS

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.

Shepherds Bush | 020 8735 3266 | shepherdsbush@winkworth.co.uk

Winkworth

for every step...

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.