



St Stephens Avenue, Shepherds Bush, W12

£595,000 Leasehold

A three double bedroom apartment arranged over two floors on this well-located residential street.

Reception Room | Kitchen | 3 Bedrooms | Bathroom | 976 Sq Ft / 96 Sq M | Council Tax Band D |
EPC Rating Band D

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LOCATION

St Stephens Avenue is conveniently positioned south of the Uxbridge road within easy reach of Shepherds Bush Green offering access to extensive shops, bars, restaurants and Westfield London with transport links including Hammersmith and City, Circle and Central line stations.

DESCRIPTION

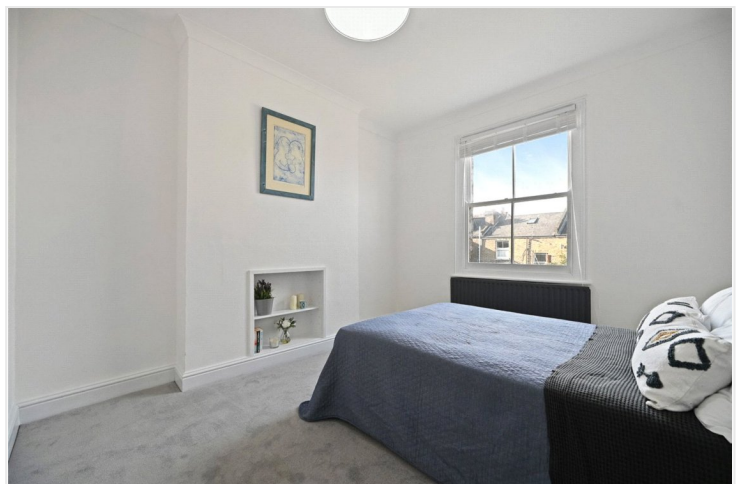
This spacious three double bedroom apartment is spread over two floors on a well-located residential street. The property features three generous double bedrooms, a well-appointed kitchen, a bright and inviting reception room, and a bathroom complete with both a bathtub and a separate shower.

Additionally, the property had previously benefited from planning permission to add a roof terrace and extend the dormer. Although this permission has expired, a potential buyer could reapply using the previous application number: 2022/02222/FUL.

Lease:- 125 years from 2007

SC:- approx £1,650.00

GR:- £250pa





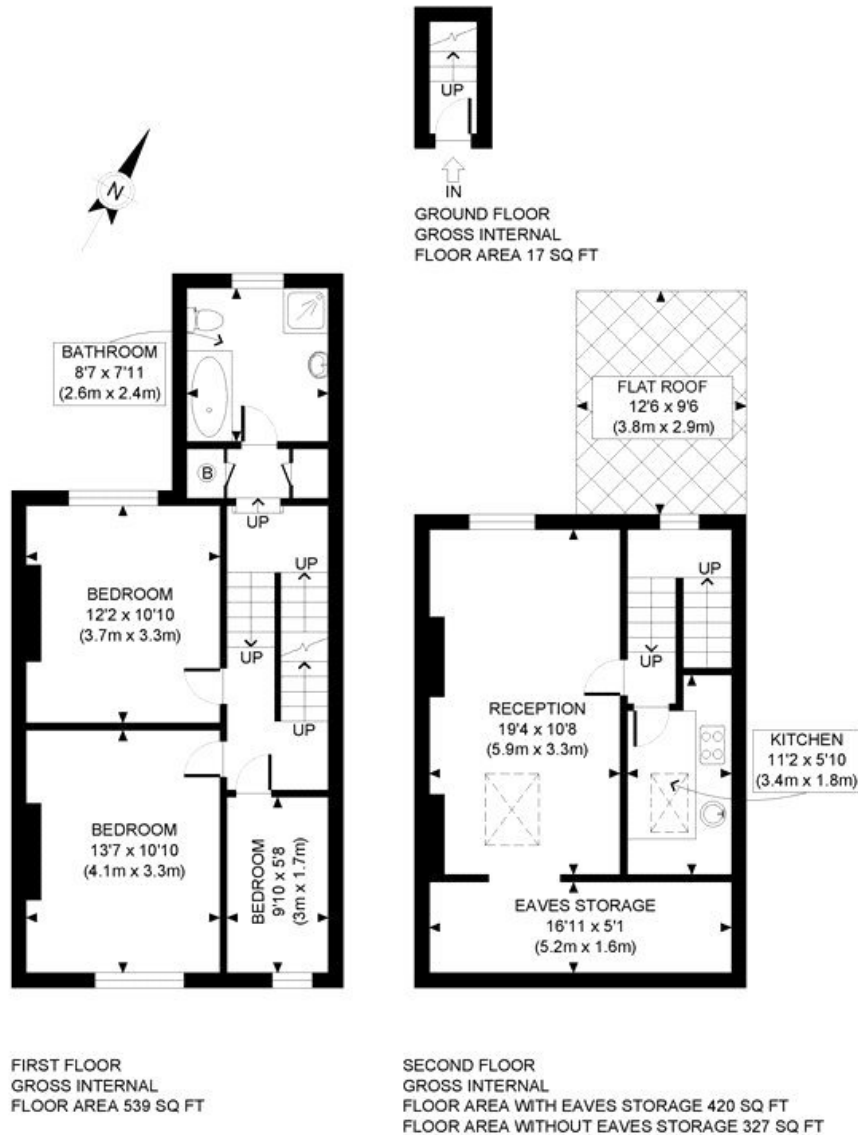
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold 106 years 10 months.

PRICE: £595,000 Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(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 EAVES STORAGE: 976 SQ FT/ 96 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 883 SQ FT/ 82 SQM

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ST STEPHENS AVENUE, 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
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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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