



Thorpebank Road, W12

£900,000 Freehold

A fabulous example of a four bedroom Edwardian mid-terrace house in this ever popular location.

Reception Room | Kitchen | 4 Bedrooms | Bathroom | Shower Room | Garden | 1198 Sq Ft / 111 Sq M | Council Tax Band E | EPC Rating Band D

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LOCATION

Thorpebank Road forms part of the ever popular 'Groves' area of Shepherd's Bush. Within easy reach of the area's diverse array of shops and restaurants, there are also several pubs and coffee shops close by. The outside spaces of both Wormholt and Ravenscourt Parks are just a short distance away, whilst superb transport links give easy access both in to and out of Central London. A number of well regarded schools are also close by.

DESCRIPTION

Superbly presented throughout, this stunning Edwardian house offers accommodation comprising entrance hall, kitchen with space for dining table, reception room with French doors to a patio garden, three double bedrooms, one with en suite shower room, and fourth bedroom/study.





LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Freehold.

PRICE: £900,000 Freehold



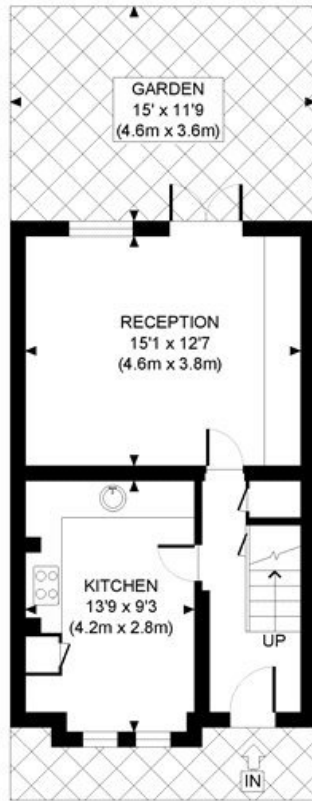
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

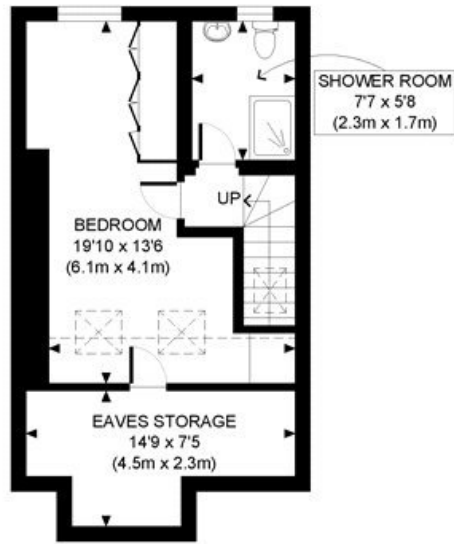
England, Scotland & Wales

EU Directive 2002/91/EC

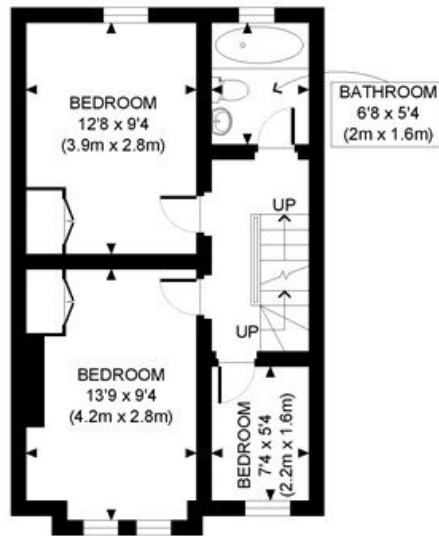




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 401 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 384 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 293 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 413 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1198 SQ FT/ 111 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1107 SQ FT/ 103 SQM

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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 BEST STEP FOR PROPERTY MARKETING

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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