



## Bloemfontein Avenue, W12

£1,450,000 Freehold

A fabulous three bedroom, two bathroom Victorian family house with garden, on this popular street in Shepherd's Bush.

Reception Room | Kitchen | Dining Room | 3 Bedrooms | Bathroom | En Suite Bathroom | Cloakroom | Roof Terrace | Garden | 1724 Sq Ft / 160 Sq M | Council Tax Band F | EPC Rating Band D

**Winkworth**



## LOCATION

Bloemfontein Avenue is an attractive residential street which runs between Bloemfontein Road and Ellerslie Road. 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. Shepherd's Bush Market Underground is the closest station, with Shepherd's Bush also within easy reach, offering both Central Line and London Overground services. A number of highly regarded schools in both state and private sectors are also close by.

## DESCRIPTION

Extremely well presented throughout, this architect designed house offers well planned accommodation arranged over three floors. The ground floor comprises entrance hall, cloakroom, kitchen/dining room and reception room which leads directly on to a private rear garden. The first floor offers two double bedrooms, utility area and bathroom which in turn leads to a roof terrace. The top floor offers a further bedroom and en suite bathroom, as well as access to eaves storage.





**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Freehold.

**PRICE:** £1,450,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	56	
(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	



**PROPERTY PHOTO PLANS**.COUK  
ONE STOP SHOP FOR PROPERTY MARKETING

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.

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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