



## Stanlake Road, W12

£1,500,000 Freehold

A substantial Victorian family house with scope to extend and improve, subject to the usual necessary consents.

Reception Room | Kitchen | 6 Bedrooms | 5 En Suite Shower Room | Bathroom | Utility Room | Cellar | Balcony | Garden | 2,441 Sq Ft / 227 Sq M | Council Tax Band G | EPC Rating Band D

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## LOCATION

Stanlake Road is an attractive quiet residential tree lined street, moments from all the local amenities and transport links Shepherd's Bush has to offer. Television Centre, Soho House and Westfield London are all within easy reach, with Shepherd's Bush Market (Hammersmith and City and Circle line) and Shepherds Bush (Central line and Overground) being the closest stations. There are also a number of well regarded schools close by, including St Stephen's CofE primary school.

## DESCRIPTION

The house offers well proportioned accommodation which currently comprises reception room, kitchen, six bedrooms and six bathrooms, as well as a good size rear garden and large basement. The house could be reconfigured and extended, subject to the usual consents, to create a stunning family home.







**LOCAL AUTHORITY**  
Hammersmith & Fulham

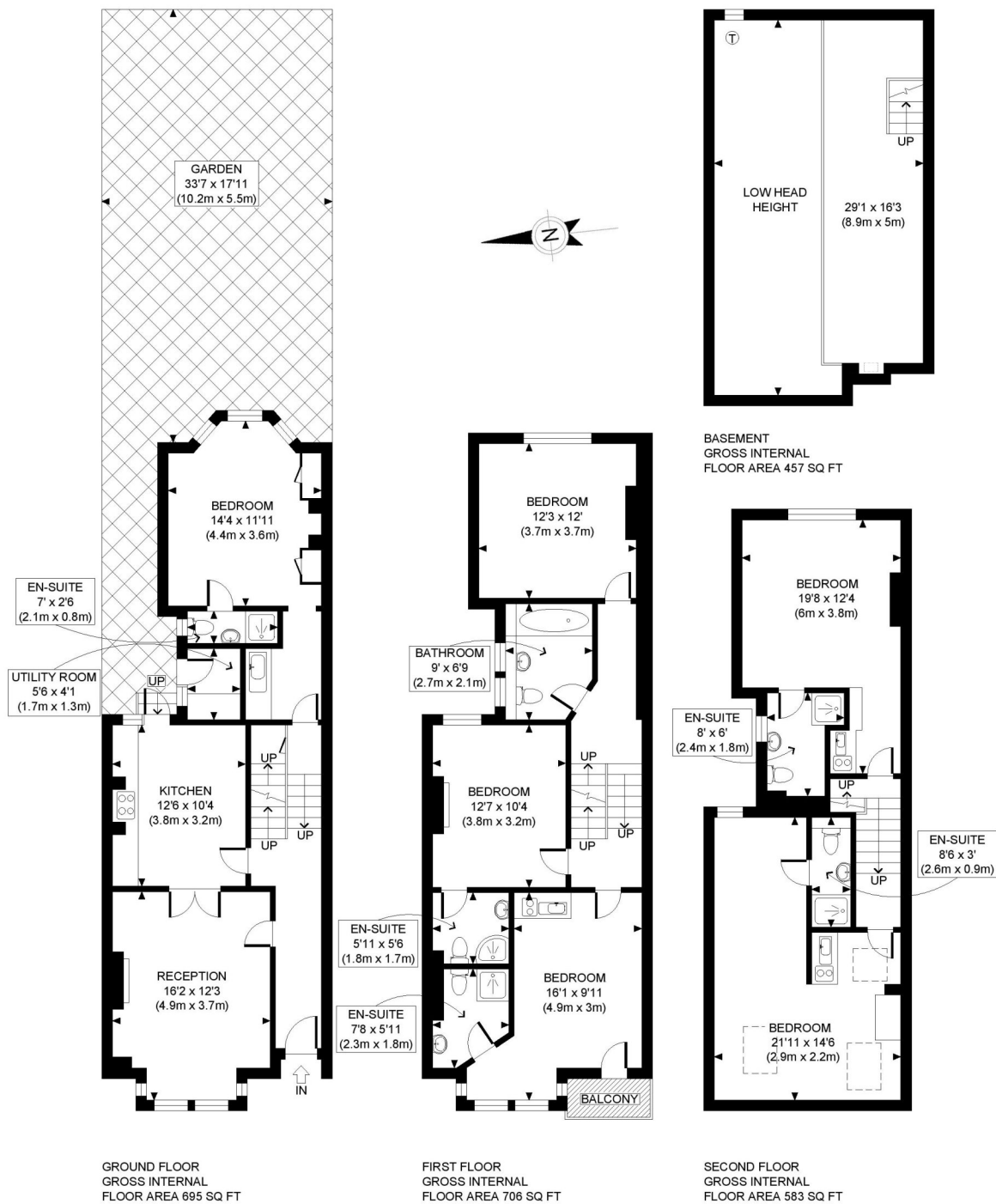
**TENURE**  
Freehold.

**PRICE: £1,500,000 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>		74
(55-68) <b>D</b>	59	
(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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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**  
ONE STOP SHOP 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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