



St Stephens Avenue, Shepherd's Bush, W12

£995,000 Leasehold

A fabulous five bedroom upper maisonette with roof terrace on this sought after street in the heart of Shepherd's Bush.

Reception Room | Open Plan Kitchen | 5 Bedrooms | 3 Bathrooms | Roof Terrace | 1,615 Sq Ft /
150 Sq M | Council Tax Band E | EPC Rating Band D

Winkworth



LOCATION

St Stephens Avenue runs between Uxbridge Road and Goldhawk Road, ideal for the numerous amenities on offer in Shepherds Bush, as well as those in Brackenbury Village. The nearest Underground stations are Goldhawk Road, Shepherds Bush Market and Shepherds Bush, where both Central Line and London Overground services are on offer. The various amenities of Westfield London are also close to hand.

DESCRIPTION

Offered in superb condition throughout, this sizeable upper maisonette offers accommodation which comprises entrance hall, open plan reception room/kitchen, WC & shower room with an additional study/bedroom on the raised ground floor; the first floor two double bedrooms, bathroom and roof terrace, with the top floor offering two further bedrooms and bathroom. The property benefits from excellent storage space, numerous period features and high ceilings.

Lease:- 125 years from 29 September 2008 (108 years remaining)

Service Charge:- £900 p.a. incl BI

Ground Rent:- £250, increasing to £500 p.a. in 2033

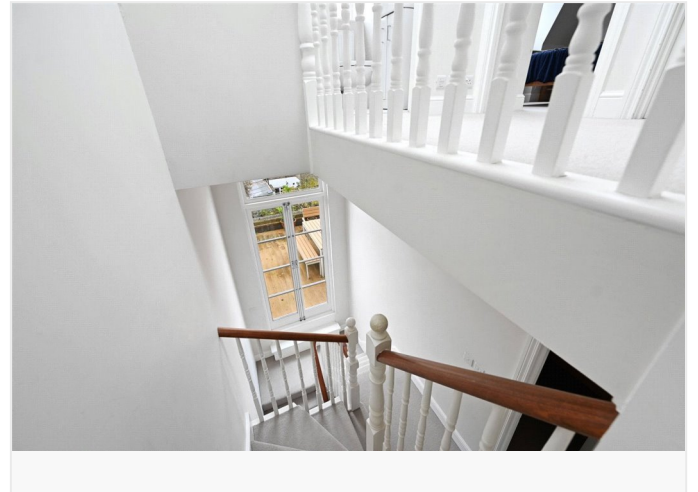




LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold 108 years 8 months.

PRICE: £995,000 Leasehold



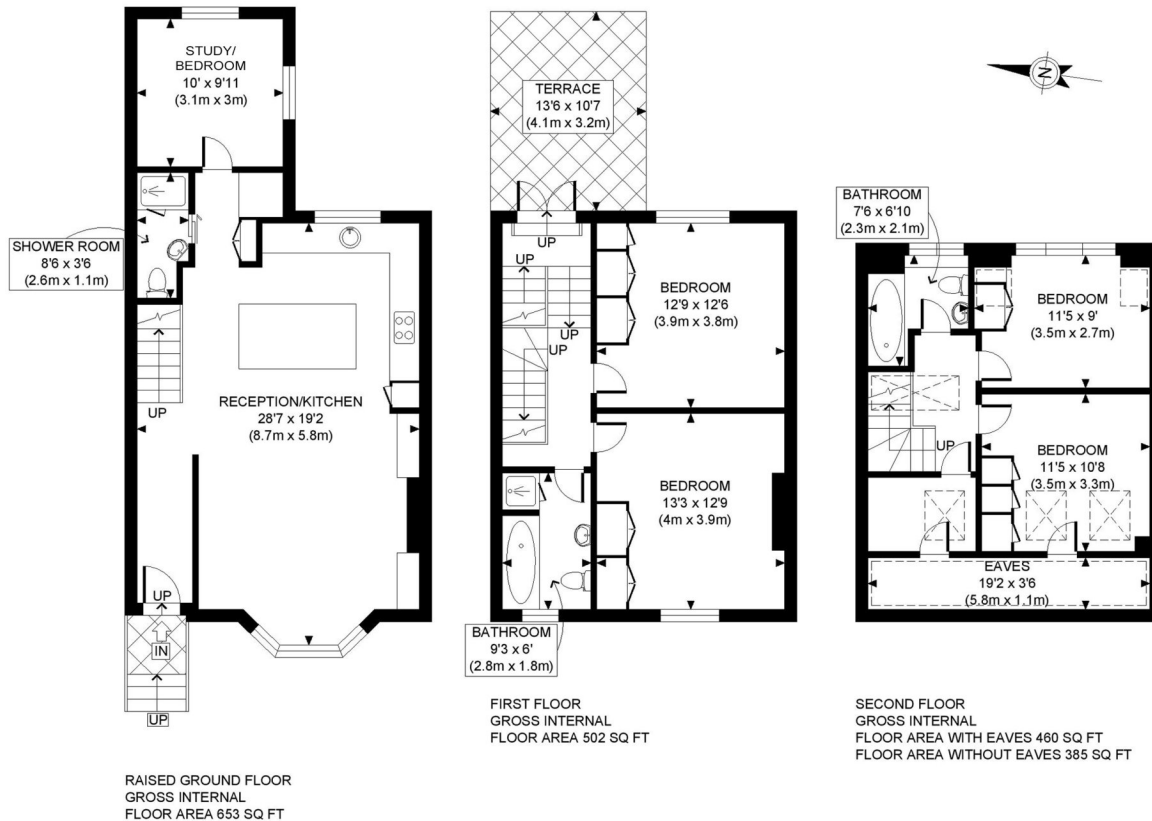
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(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: 1615 SQ FT/ 150 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES: 1540 SQ FT/ 143 SQM

PROPERTY PHOTO PLANS.CO.UK
 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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