



## 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 | 864 Sq Ft / 80 Sq M | Council Tax Band D | EPC Rating Band D

### 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.

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	

### LOCAL AUTHORITY

Hammersmith & Fulham

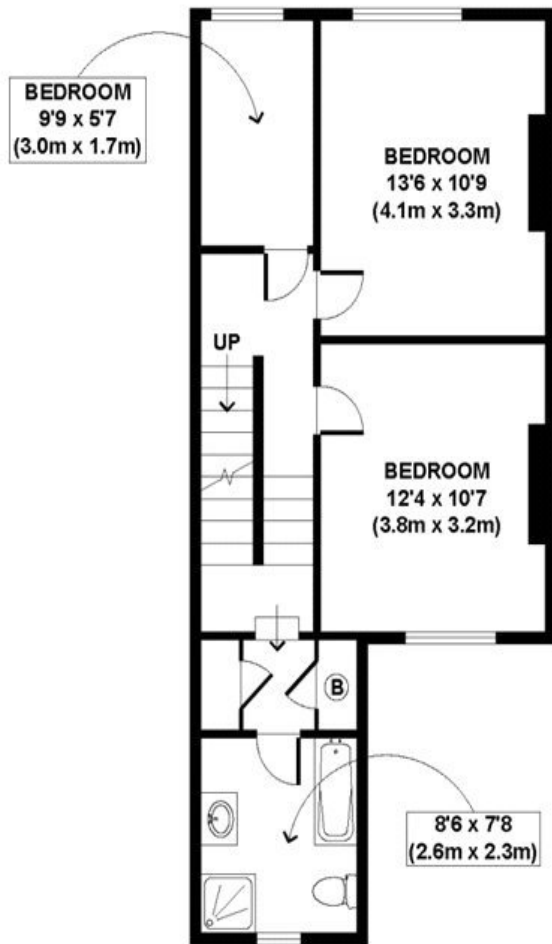
### TENURE

Leasehold 107 years 3 months.

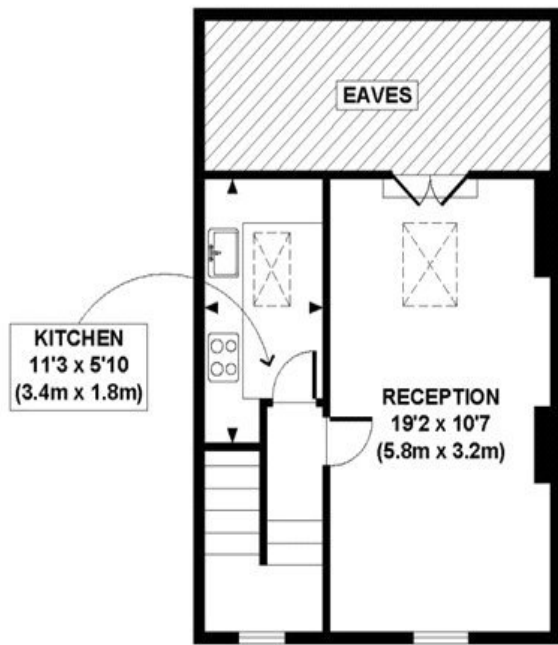
**PRICE:** £595,000 Leasehold

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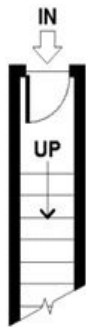
for every step...



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 518 SQ FT



**SECOND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 315 SQ FT



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 31 SQ FT



**APPROX. GROSS INTERNAL FLOOR AREA 864 SQ FT / 80 SQ M**  
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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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