

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

**Kerr & co**



## Stanlake Road, London W12

**A well presented two double bedroom garden flat set on the lower ground floor of this Victorian converted building.**

The flat offers 725 sq ft of accommodation with scope to extend to create a large kitchen/reception room subject to planning permission and usual consents. The property comprises of two double bedrooms with built in wardrobes, bathroom, open plan kitchen/reception room and large 30ft West facing garden. This flat is exceptionally well located being within the catchment area of St Stephens Primary School and is within a stone's throw of shopping facilities and transport links at Westfield Complex and Shepherd's Bush Green.

**Offers in excess of: £575,000 Share of freehold**

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### **Stanlake Road, W12 7HL**

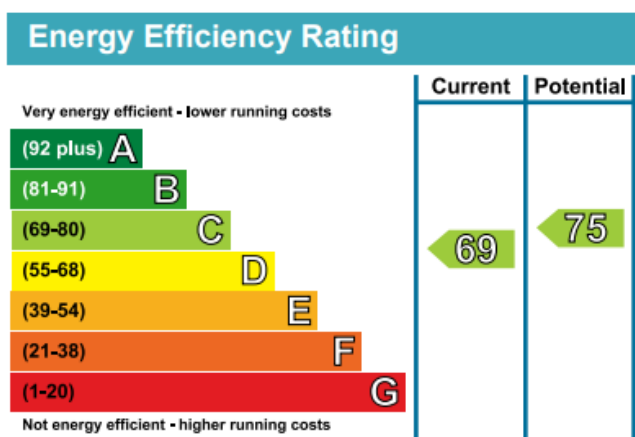
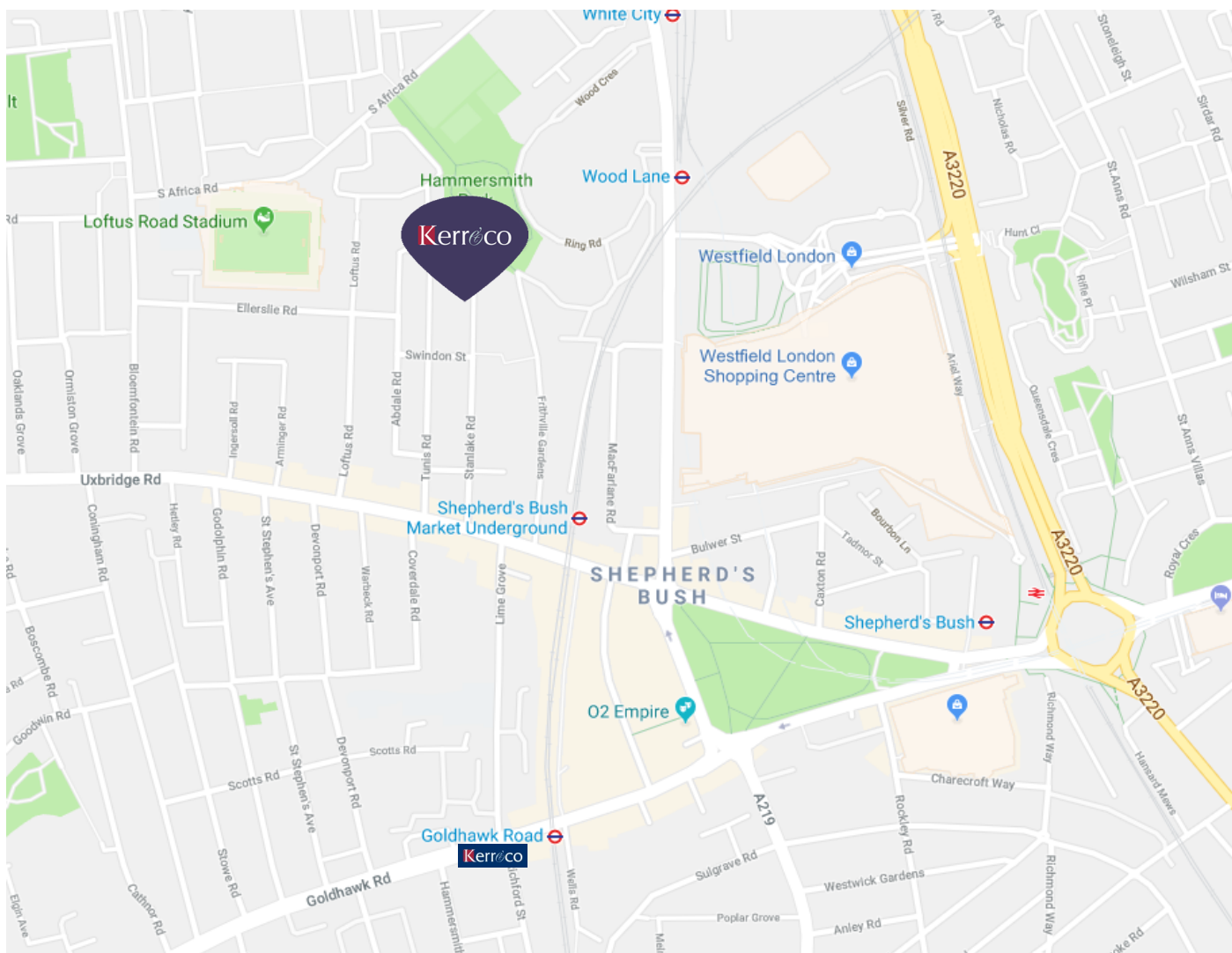
Offers approx. 725 sq ft of accommodation in total  
Scope to extend into the side return to create a large  
kitchen/reception room subject to planning  
permission and usual consents.

Two double bedrooms.  
30ft West facing garden.

Family bathroom

Sought after location with easy access to local  
transport links and shopping facilities at Westfield  
Complex and Shepherd's Bush Green.  
Wide hall to work from home from.





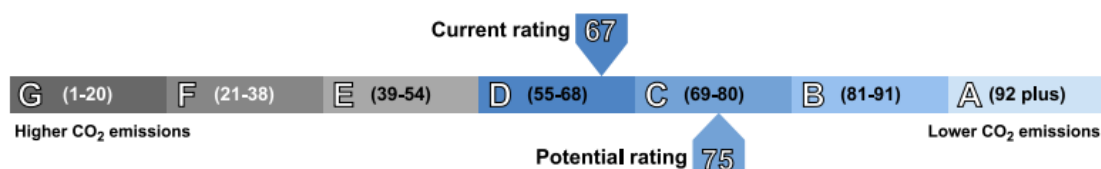
The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



## Stanlake Road, W12 7HL

Two double bedroom garden flat

Total : **725 Sq. Ft. (67.4 Sq. M.)**

Storage: **33 Sq. Ft. (3.1 Sq. M.)**

Approx. gross internal floor area: **692 Sq. Ft. (64.3 Sq. M.)**

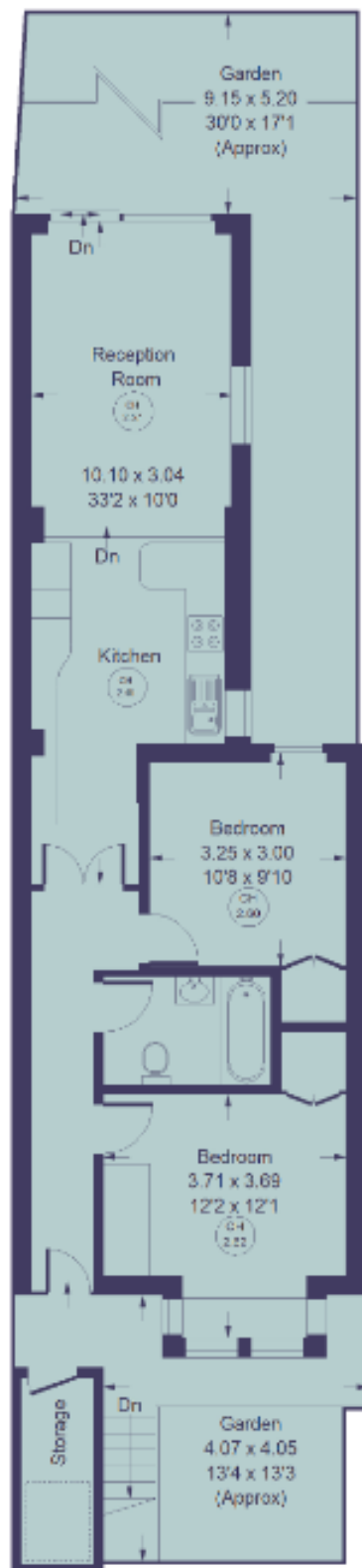
Offers in excess of: **£575,00**

Tenure: **Share of freehold**

EPC Rating: **C69**

Parking: **Residents parking permit**

Council Tax: **Band D**



### Lower Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. The plan is for illustration purposes only and does not constitute an offer.

**Kerrico**

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