

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

Kerr&co



St Stephens Avenue, London W12

A bright, beautifully designed three double bedroom split level flat, set over the two top floors of this Victorian converted house.

This spacious flat has been intelligently arranged to offer 906 Sq.Ft of space, comprising of three double bedrooms, two bathrooms, an abundance of storage space and a gorgeous open plan kitchen/living room which is illuminated with natural light. St Stephens Avenue is a popular tree lined street with easy access to Ravenscourt park, local transport links and shopping facilities at Westfield's and Hammersmith

Asking Price: £675,000 Share in the Freehold

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St Stephens Avenue W12 8JA

A three bedroom flat set on the first and second floors of this Victorian Converted House.

Three bright and spacious bedrooms.

Well designed open plan kitchen/living room.

Two Bathrooms

Numerous storage compartments

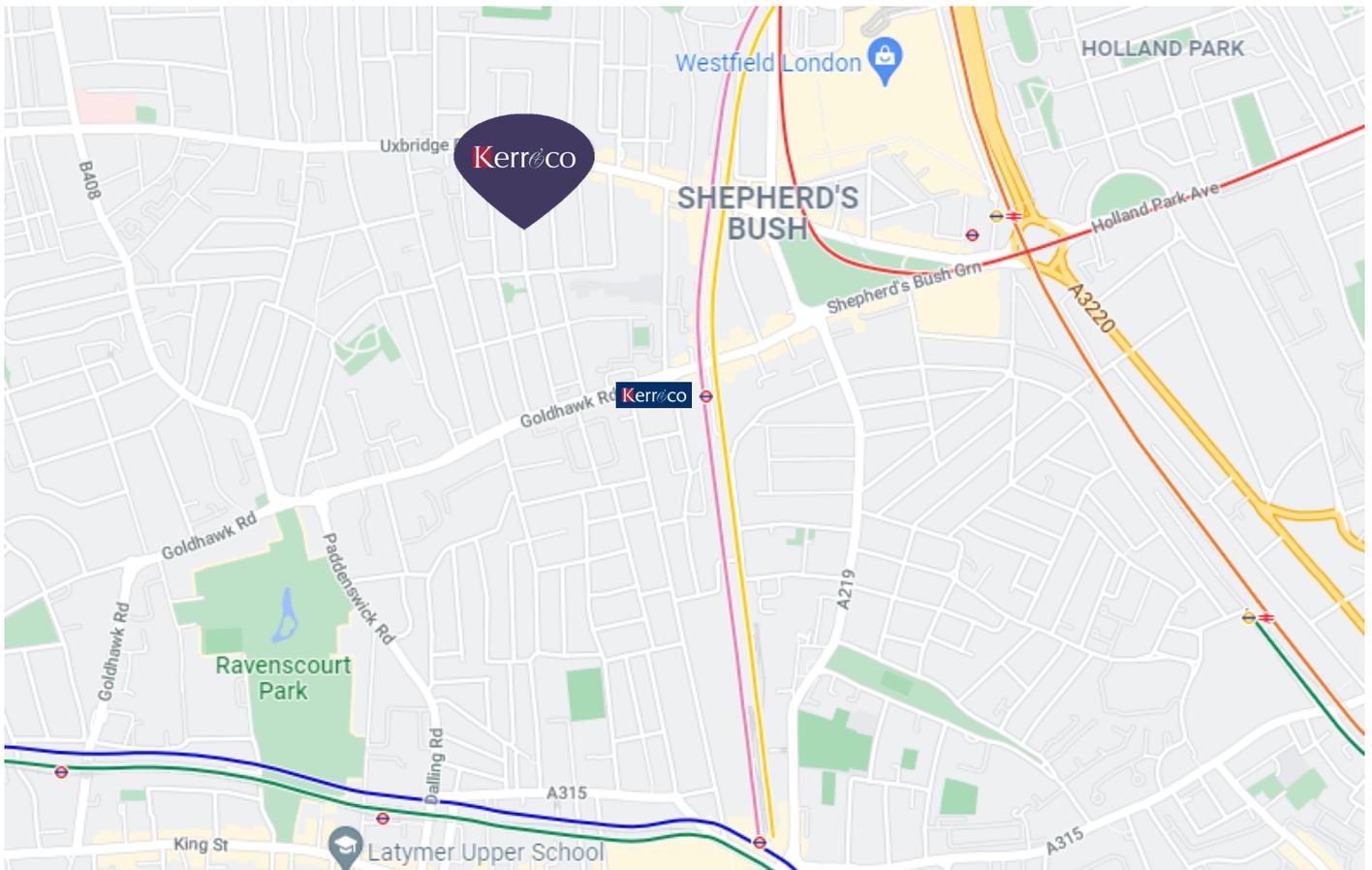
Well located for ease of access to both Hammersmith and Shepherd's Bush town centres where underground stations are located.

Share of freehold

No onward chain.

Residential parking permit.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

St Stephens Avenue, London W12 8JA

Three bedroom first and second floor flat
Approximate gross internal floor area: **906 Sq. Ft. (84.3 Sq. M.)**
Reduced head room: **33 Sq. Ft. (3.1 Sq. M.)**
Total : **939 Sq. Ft. (87.4 Sq. M.)**

Asking Price: **£675,000**

Tenure: **Share in the Freehold including a 999 year lease**

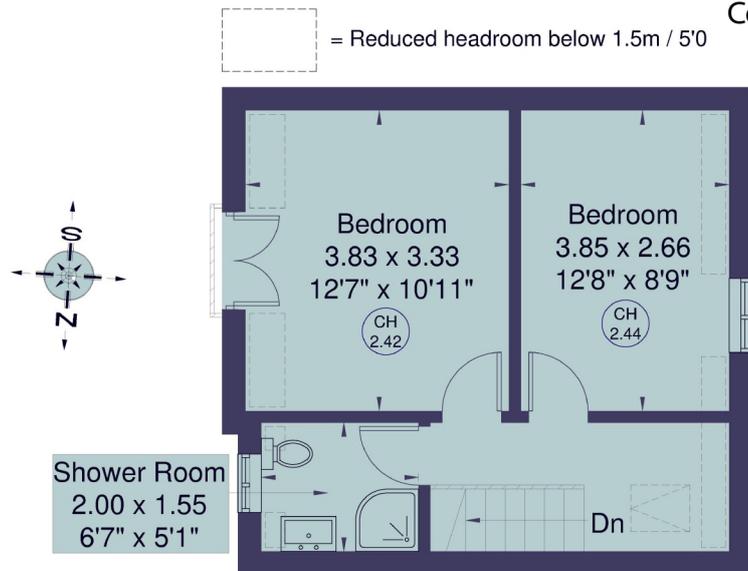
Service Charge: **40% of outgoings**

Ground Rent: **NA**

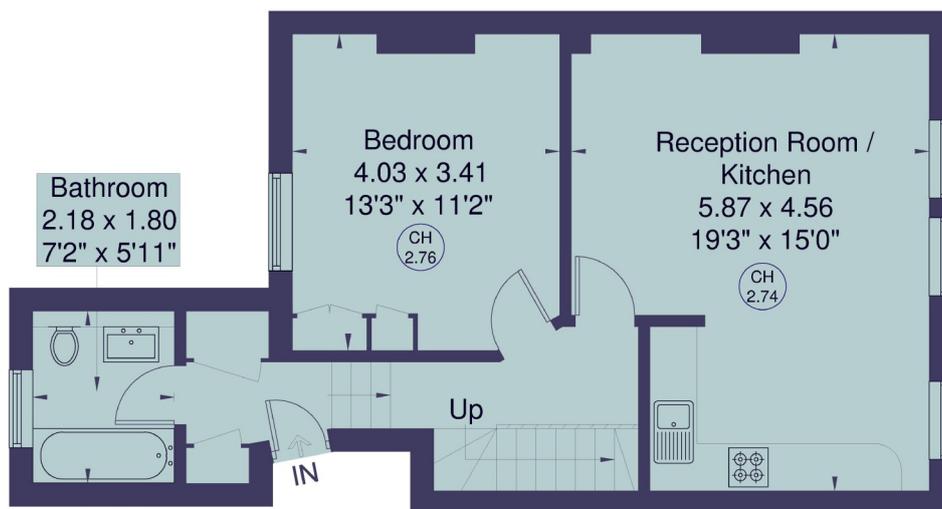
EPC Rating: **C71**

Parking: **Residents parking permit**

Council Tax: **Band D**



Second Floor
31.3 sq m / 336 sq ft
Reduced Headroom
3.1 sq m / 33 sq ft



First Floor
53 sq m / 570 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance Plan is for illustration purposes only. not to be used for valuations.

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1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or doors, windows, rooms and any other item are approximate and no responsibility is take for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.
2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.
3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.