



Stanlake Road W12

**FINLAY
BREWER**

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4 Double Bedrooms
Formal Reception/Dining Room
Open Plan Kitchen/Breakfast/Family
Room * 2 Bathrooms (1 En Suite)
Dressing Room to the Master Suite
Utility & Wine Cellar
Guest Cloakroom * Abundant Storage
Potential to Extend (STPP)
EPC Rating D 60

A fabulously unique 4 bedroom 2 bathroom period property standing in its own grounds and with lapsed planning permission for a third floor.

The beautiful mature 51' x 37' garden to the front has well established borders with steps down to a circular decked area leading all the way around the side of the property to the 40' x 26' rear garden. There is an elegant formal open plan reception/dining room to the front with guest cloak room and stairs down to the fully fitted utility room and wine cellar. To the rear of the ground floor there is an open plan kitchen/breakfast/family room with double French doors opening onto the lawned rear garden. The first floor has 4 bedrooms including a wonderful master suite with dressing area.

Finding 'The Secret Garden' in the middle of Shepherds Bush is such a wonderful surprise – a MUST SEE!

GUIDE: £2.45M

FREEHOLD

SUBJECT TO CONTRACT

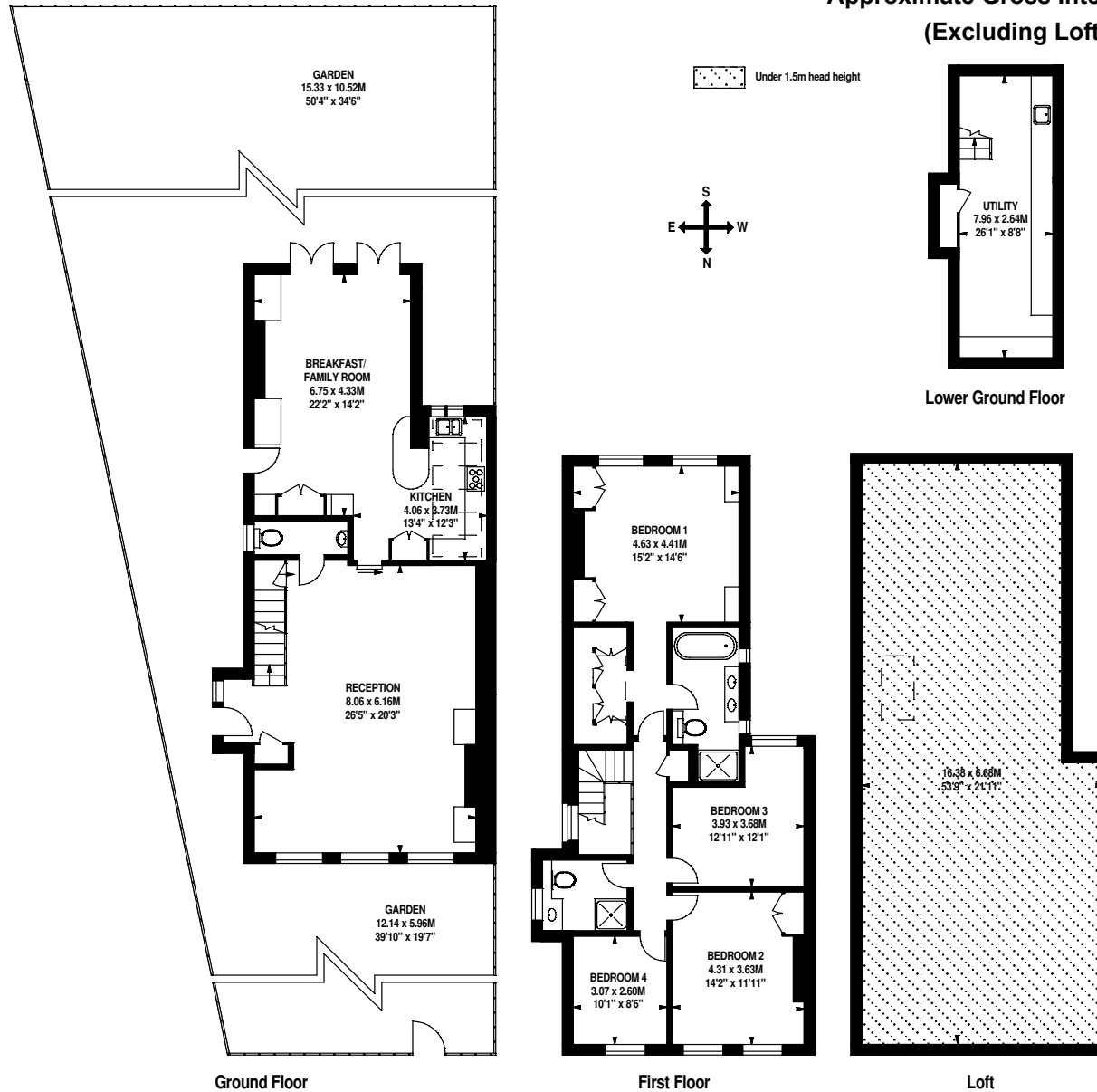








Approximate Gross Internal Area 2,250 Sq Ft/209 Sq M
 (Excluding Loft 1,076 Sq Ft/100 Sq M)



Ground Floor

First Floor

Loft

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.