

Tunis Road, W12

MØVELI





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This two-bedroom maisonette hits the sweet spot combining character, everyday comfort, and thoughtful improvements.

- A thoughtfully finished home that nails the balance between easy living, smart upgrades, and a prime W12 location
- Two double bedrooms, each with direct access to a private courtyard garden
- Two newly remodelled bathrooms, ideal for sharers or guests
- Damp Proofed Cellar with Sump Pump offering usable dry storage space
- Refurbished throughout since 2022 with a focus on comfort and quality
- Water filter, softener, LED lighting, new fixtures and new radiators installed. Boiler works as new.

The Location? Superb. The Layout? Just Right. The Finish? Flawless. This two-bedroom maisonette hits the sweet spot combining character, everyday comfort, and thoughtful improvements - all just moments from White City, BBC Park, Westfield, and so much more. It's vibrant city living tucked away in a quiet residential street.

Located at the end of a quiet tree-lined street with its own private entrance, this impressive home offers a layout that works for so many different buyers and is light and bright throughout.

Both bedrooms are doubles. Both open out onto a private courtyard garden and there are two stylish bathrooms that have recently been remodelled with care.

This makes the flat so versatile. It's going to appeal to single people (young and old alike), couples and even friends looking to get on the housing ladder together.

It has its own private entrance, with the welcoming hallway leading to a spacious bay-fronted reception room. It's ►





- bright and inviting, flowing through to a modern fitted kitchen with integrated appliances and plenty of storage.

It's a great space to unwind after work or catch up with friends.

But it's the quality of the recent work that really sets this place apart.

Since 2022, the current owner has updated the flat from top to bottom – installing a water filter and softener system, upgrading the radiators, and ensuring the boiler operates as new, adding stone paving, new walls and modern drainage system to the garden, redecorating and refinishing the floors throughout.

They've even fitted a modern security system with alarm monitoring and external cameras, damp-proofed the flat and added a sump pump to the basement to keep storage dry.

And the location also ticks every box.

Westfield, White City Soho House, The Hoxton, Bush Theatre, Shepherd's Bush Market, and Bush Hall are nearby for all your shopping, leisure, and entertainment pursuits, everything is so convenient. But if you want to go further afield, transportation options are terrific.

You're just a few minutes' walk from White City (Central Line) and Wood Lane (Hammersmith & City), meaning the commute into town is fast and hassle-free.

It's the kind of home that doesn't come up often: secure, stylish, and ready to enjoy without a thing to do but hang your artwork.

I'm expecting plenty of interest so let's arrange a viewing.

Tenure: Leasehold

Council Tax Band: D

Local Authority: Hammersmith and Fulham





LOCATION



Property location

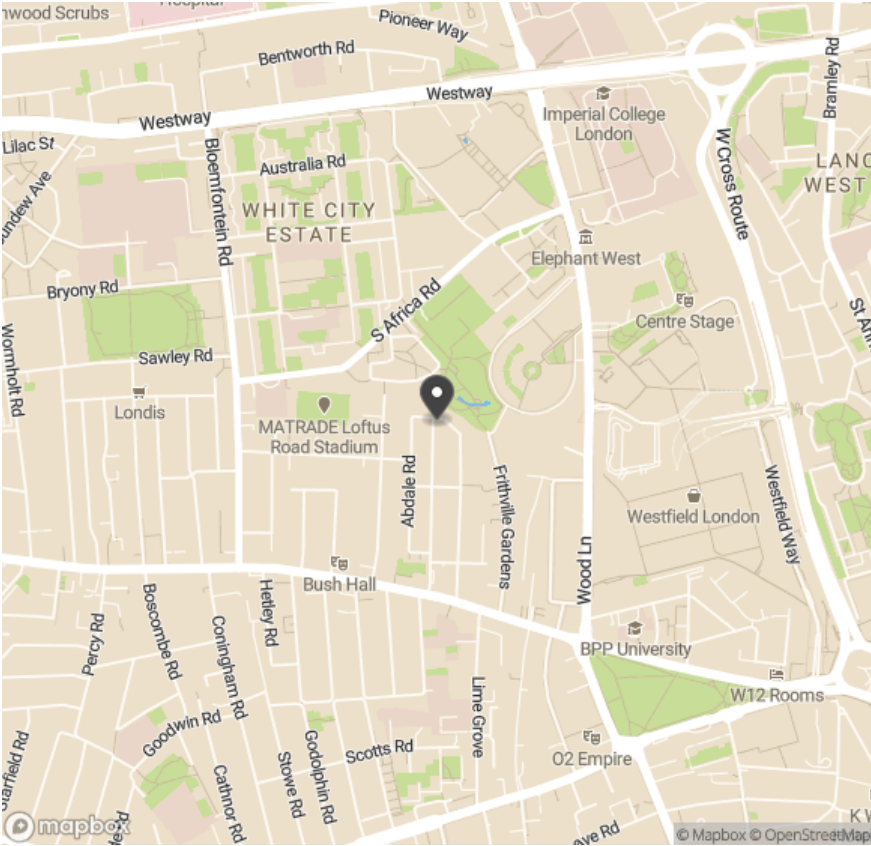
ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: 75

Potential: 75

FLOOR PLAN

797 sq ft (74 sq m)



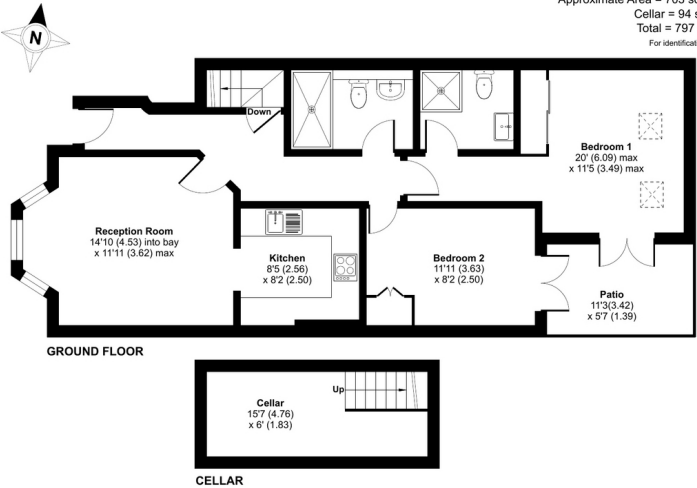
Tunis Road , London , W12

Approximate Area = 703 sq ft / 65.3 sq m

Cellar = 94 sq ft / 8.7 sq m

Total = 797 sq ft / 74 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Chris Buckler - The Estate Agency. REF: 1301892

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