



**Stanlake Road, W12**

**£3,700 Per Month**

This newly refurbished four-bedroom property, situated in the heart of vibrant Shepherd's Bush, is now available for rent. With an HMO licence, this property is perfect for professional sharers looking for a stylish and spacious home in one of London's most dynamic neighbourhoods.

The property offers modern living throughout, with ample space and high-quality finishes. Shepherd's Bush is renowned for its bustling, multicultural atmosphere, offering an array of cocktail bars, pubs, and live music venues, including the famous O2 Shepherd's Bush Empire. Just moments away, the enormous Westfield London mall provides shopping, dining, and entertainment, while the colourful stalls of Shepherd's Bush Market add a local charm with fresh produce, African fabrics, and street food.

**Key Features:**

- Four spacious bedrooms
- Newly refurbished throughout
- HMO licence in place – ideal for professional sharers



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Low energy efficient - lower running costs	Current	Potential	More environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
101-120 kWh/m <sup>2</sup> A			101-120 g/kWh A		
81-100 kWh/m <sup>2</sup> B			81-100 g/kWh B		
61-80 kWh/m <sup>2</sup> C			61-80 g/kWh C		
41-60 kWh/m <sup>2</sup> D			41-60 g/kWh D		
21-40 kWh/m <sup>2</sup> E			21-40 g/kWh E		
1-20 kWh/m <sup>2</sup> F			1-20 g/kWh F		
1-20 kWh/m <sup>2</sup> G			1-20 g/kWh G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	2008/11/EC	2002/91/EC	England & Wales	2002/91/EC	2002/91/EC