

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

Kerr&co



Stanlake Road, London W12

This exceptional period family home spans four floors and features a generous, lawned, tiered garden, all set on a tranquil residential street. Stanlake Road offers a truly remarkable home with four to five bedrooms, a magnificent garden, and expansive living space. Finished to an exceptionally high standard, this home combines exquisite period features with contemporary fixtures, resulting in a spacious and thoughtfully designed property with flexible living areas.

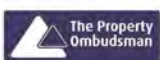
The living space is distributed across the raised and lower ground floors, providing an array of functional areas. The double reception room is a standout feature, with a stunning bay window and crittall doors that lead to an additional rear room. This space, ideal as a library, study or guest room, enjoys a lovely garden outlook and an abundance of natural light. A guest cloakroom is located on this floor before ascending downstairs. On the lower ground floor, the inviting open-plan kitchen / dining room seamlessly connects to the mature garden, perfect for indoor-outdoor living. This level also includes a spacious utility room and an additional guest or nanny bedroom with an en-suite bathroom for convenience. The first floor boasts a luxurious principal bedroom suite with ample space for storage or a walk-through wardrobe. The second floor houses two further impressive bedrooms with vaulted ceilings, sharing an additional shower room. The property is one of only two houses of this architectural style on Stanlake Road, offering impressive space, period charm, and modern convenience in a highly desirable location.

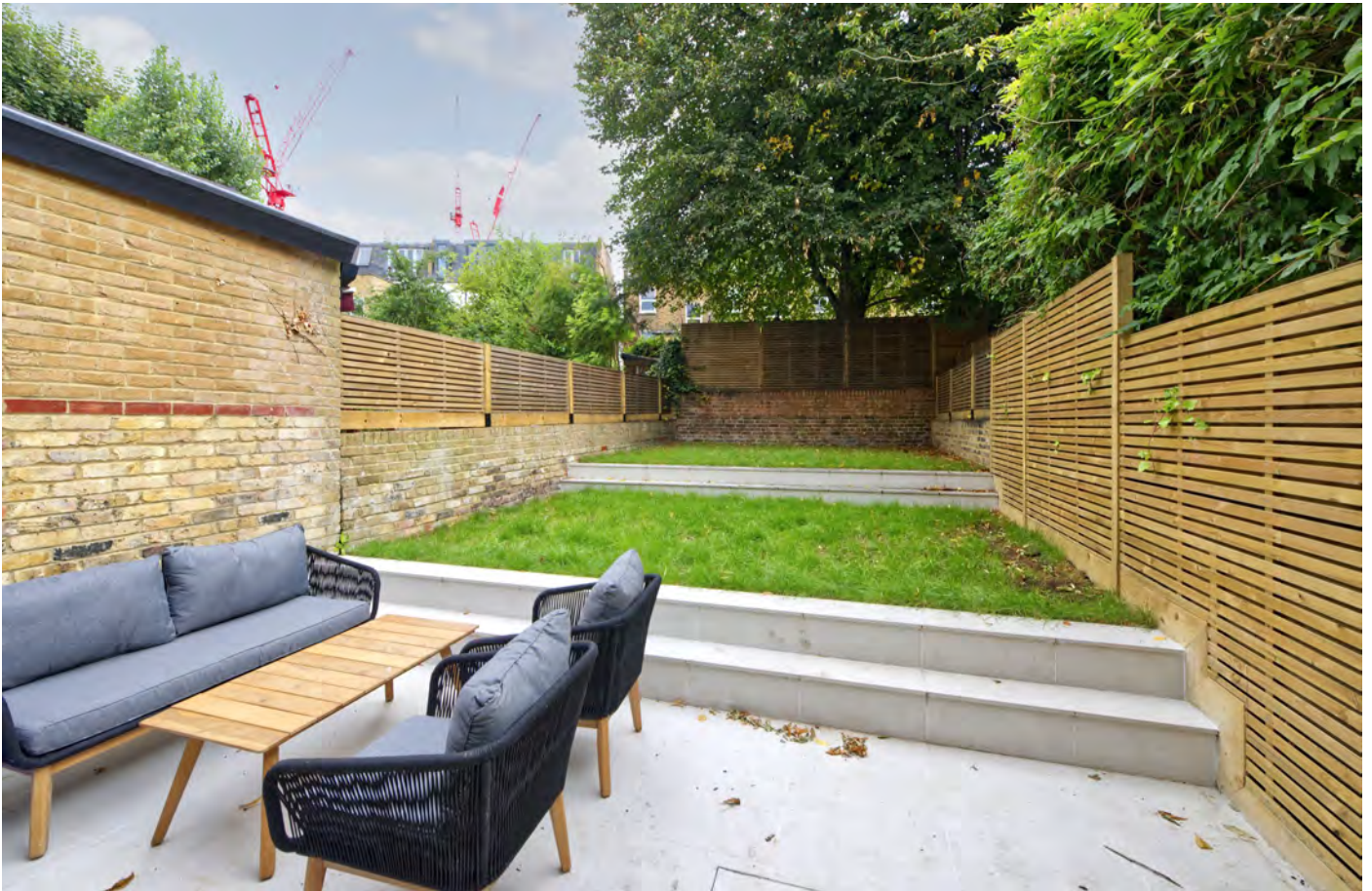
Asking Price: £2,250,000 Freehold

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Stanlake Road, London W12 7HG

A truly impressive family home offering space, light as well as being exceptionally finished throughout with a contemporary feel.

Dual aspect reception room with critical style doors to the rear.

Principal bedrooms suite occupies the entire first floor with a sumptuous en suite bathroom and ample space for fitted wardrobes.

The top floor bedrooms have vaulted ceilings adding to the sense of airiness.

Guest / nanny bedroom suite.

Large utility room.

The kitchen / dining room flows seamlessly on to the tiered east facing private garden which measures some 40' (12.28 m).

Top floor shower room as well as a cloak room on the raised ground floor.





Stanlake Road, London W12 7HG

Stanlake Road is conveniently located for ease of access to the broad variety on local facilities including the underground stations at Shepherd's Bush Market (Circle and Hammersmith & City lines) Shepherd's Bush (Central line) Wood Lane (Circle and Hammersmith & City lines) and White City (Central line).

Other transport links include the overland service from Shepherd's Bush, numerous bus routes to all points of the compass and for the motorist there is easy access to the main arterial roads (A4 & A40) heading into and away from Central London.

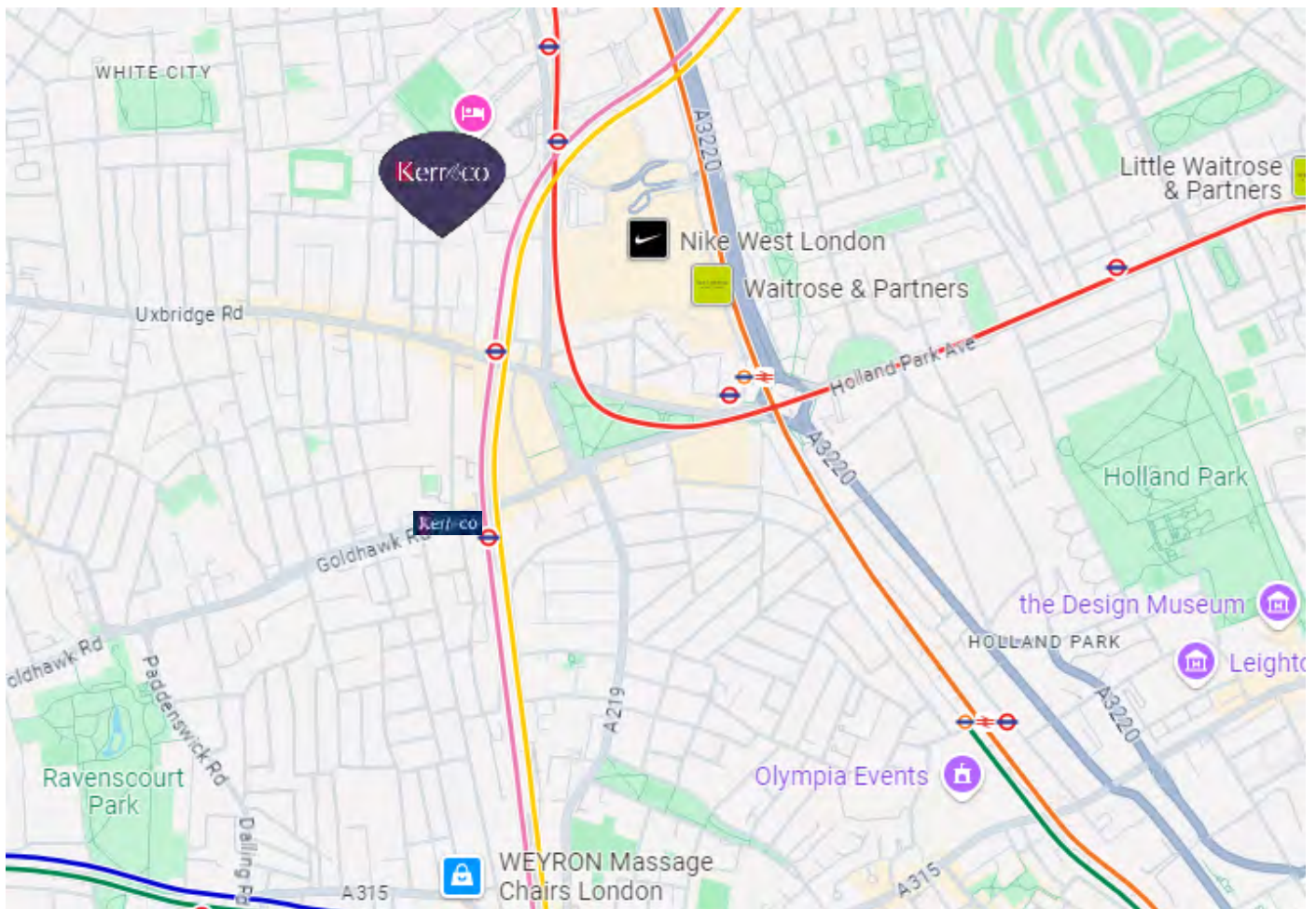
Westfield London is a short walk away and offers world class shopping along with leisure facilities and a broad selection of restaurants.

The BBC development is home of SoHo house private members club with its roof top swimming pool. Local parks included Hammersmith Park as well as Holland Park both having Japanese Gardens offering tranquillity.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 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.

Tenure and other pertinent information

Freehold

Parking: Eligible for a LBHF residents parking permit

Council Tax: To be confirmed but assumed Band G (£2,311.28 for current financial year 24 /25).

Connected services / utilities: Mains water and drainage, electricity, telephone and broadband (both cable and fibre available locally).

Heating: Gas central heating via radiators to all rooms.

Accessibility: Stairs to both raised and lower ground floor entrances and stairs to all floors.

Flood risk assessment: Surface water: high risk > than 3.3% chance per annum. Rivers and Sea: very low < than 0.1% per annum.

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Asking Price: **£2,250,000**

Four storey Victorian terraced house

Approximate gross internal floor area: **2,541 Sq. Ft./ 236.1 Sq. M.**

Stanlake Road, W12



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.

Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.

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