

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

Kerr & Co



Stanlake Road, London W12

A very generous Maisonette providing almost 1,400 sq ft of accommodation, set over three floors of this Victorian conversion, benefitting from it's own private entrance and private West facing terrace.

This well-presented, spacious maisonette offers a characterful reception room, a separate kitchen, four double bedrooms, and two large bathrooms. Benefiting from a West-facing private roof terrace, generous storage, and a private entrance with a wide entrance hall. Situated in a sought-after residential street bordering on Stanlake Road, the property benefits from excellent transport links, being within walking distance from Shepherd's Bush Market, Shepherd's Bush, and Wood Lane stations (Hammersmith & City, Central, Circle, and Mildmay lines), as well as being in easy reach to the extensive shopping and leisure amenities of Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club.

Asking Price: £950,000 Share of freehold

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Stanlake Road, London W12 7HL

Spacious four bedroom Victorian maisonette.

Characterful reception room.

House like accomodation.

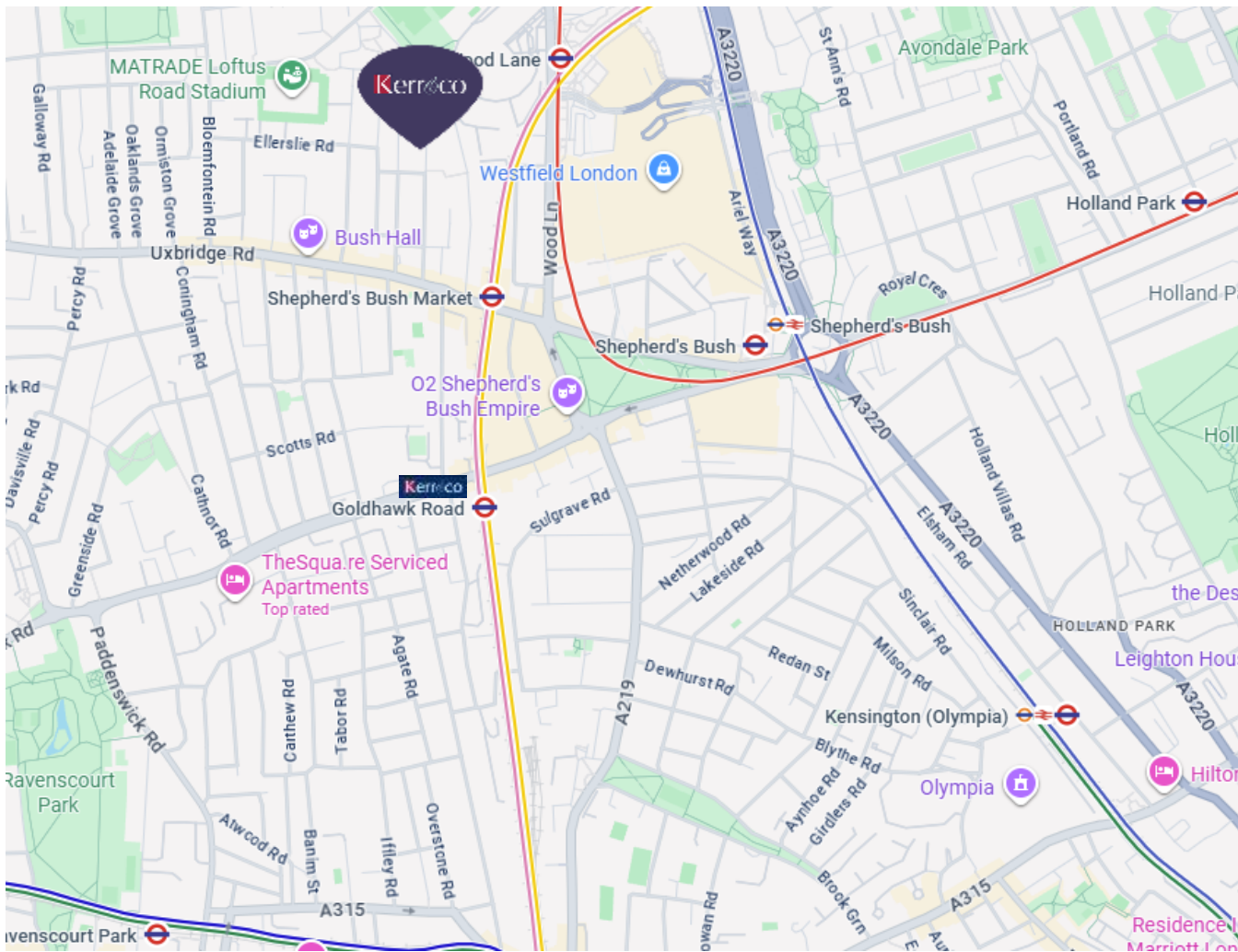
West facing private roof terrace.

Two large bathrooms.

Well located for ease of access to Shepherd's Bush Market, Shepherd's Bush and Wood Lane underground stations (Central, Circle, Hammersmith & City, and Mildmay lines).

Short walk from shopping amenities in the well renowned Westfield shopping complex.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	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:	Share of freehold with an underlying lease in excess of 100 years
Service Charge and Ground Rent:	Circa £500 charged on an as and when required basis
Service charge covers	N/A
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band D (£1386.77 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps up to front door and internal stairs
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood risk:	Available upon request

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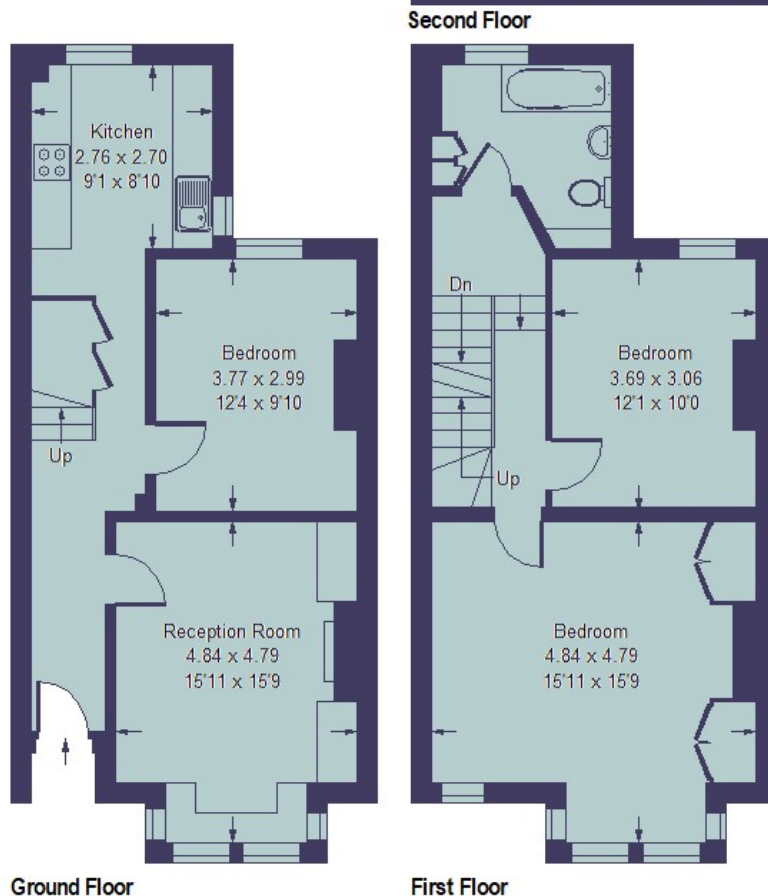
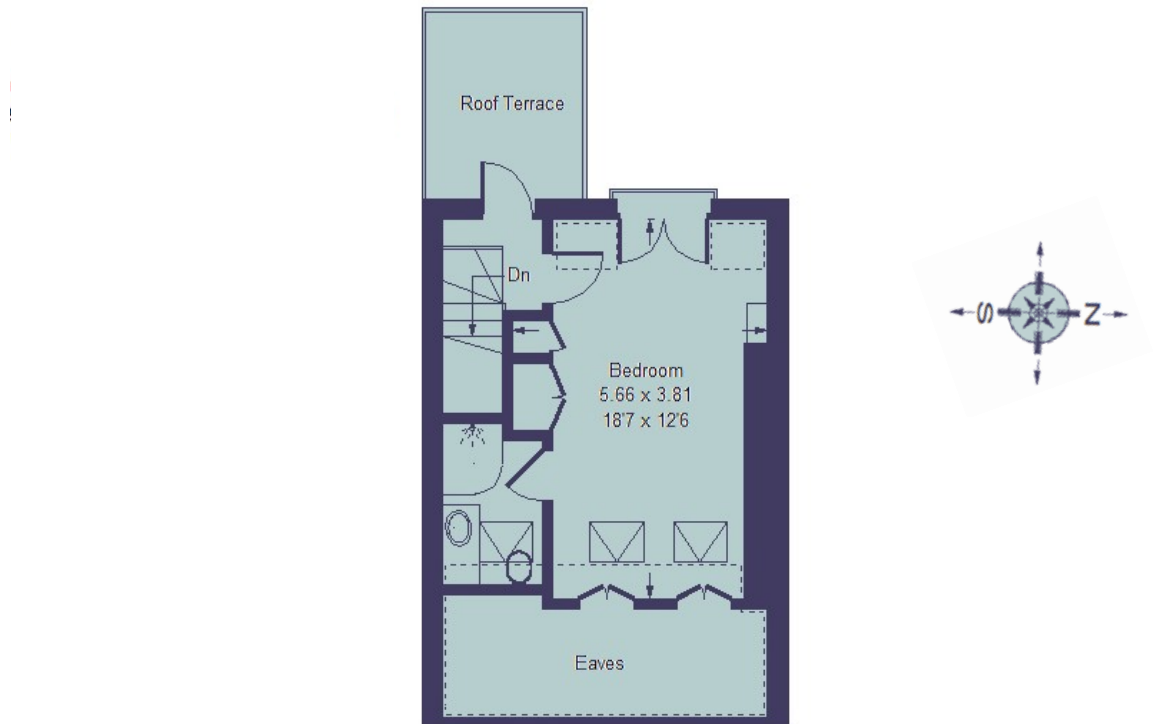
Asking Price: **£950,000**

Four bedroom Victorian maisonette

Approximate gross internal floor area: **1,245 Sq. Ft. / 115.7 Sq. M.**

Eaves Storage / Reduced Headroom: **129 Sq. Ft. / 12 Sq. M.**

Total: **1,374 Sq. Ft. / 127.7 Sq. M.**



Ground Floor

First Floor

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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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.