



Stanlake Villas W12





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**2 BEDROOMS**

**OPEN PLAN KITCHEN/RECEPTION**

**WALLED GARDEN**

**CONTEMPORARY BATHROOM**

**EPC RATING C 75**

**COUNCIL TAX BAND C**

**LEASE LENGTH: 994 YRS APX**

**SERVICE CHARGE: £1,000 PA APX**

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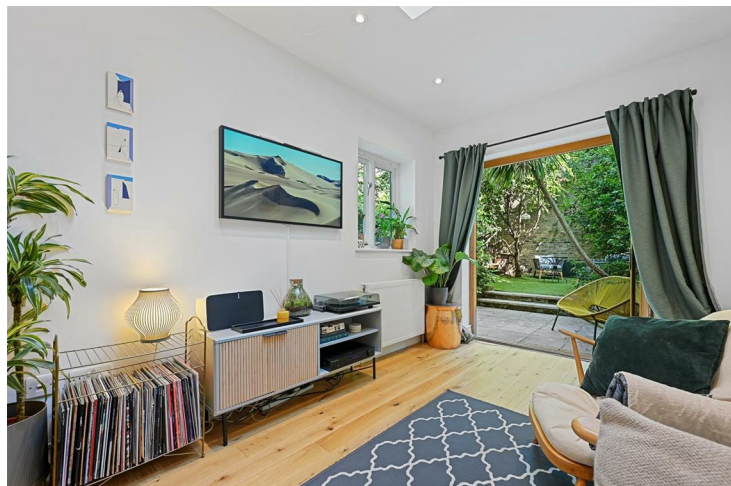
A lateral, 2 bedroom apartment occupying the lower ground floor of a handsome Victorian house with very good living/entertaining space and a wonderful walled garden.

There is a spacious double bedroom to the front of the property with the contemporary tiled bathroom behind which has a free-standing bath and separate shower cubicle. The second bedroom is to the rear with a window overlooking the pretty garden. The open plan kitchen/reception has excellent built-in storage and marble-effect worksurfaces with glass sliding doors onto the beautiful private garden which is initially paved and then 'London lawned'. This exceptionally well-presented property occupies an excellent position on Stanlake Villas and is within easy walking distance to Shepherds Bush Station and the fabulous amenities on Uxbridge Road.

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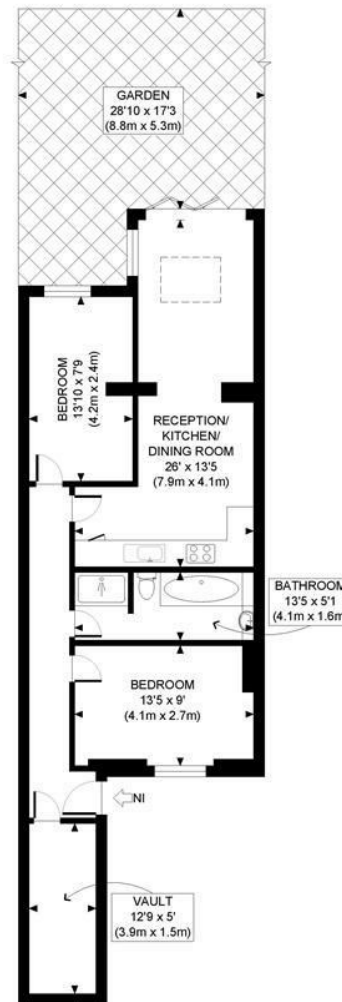
**PRICE GUIDE £595,000**  
**SHARE OF FREEHOLD**

**SUBJECT TO CONTRACT**









STANLAKE VILLAS, W12

LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH VAULT 727 SQ FT  
FLOOR AREA WITHOUT VAULT 661 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH VAULT: 727 SQ FT/ 68 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT VAULT: 661 SQ FT/ 61 SQM

**PROPERTY PHOTO PLANS** CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.