



Sterndale Road W14

finlay  
brewer



# Sterndale Road W14

**DOUBLE BEDROOM/DOUBLE RECEPTION**

**BATHROOM**

**KITCHEN**

**SOUTHERLY PAVED GARDEN**

**CELLAR/STORAGE**

**POTENTIAL TO EXTEND & MODERNISE (STPP)**

**EPC RATING TBC | COUNCIL TAX BAND E**

**LEASE LENGTH: 52 YRS APX (IN PROCESS OF  
BEING EXTENDED)**

**SERVICE CHARGE: SPLIT OF COSTS AS & WHEN  
THEY ARISE**

A generous 1/2 double bedroom flat which occupies the entire ground floor of an imposing Victorian building and has a glorious southerly paved garden with mature shrubs and plants. The high-ceilinged double reception is to the front with a bay window and shutter-style doors to enable the room to be partitioned if and when required. There are French doors from the rear of the reception which open onto the side return area of the garden. The bathroom and kitchen are off the double bedroom with the L-shaped kitchen having direct access onto the garden. There is also access to excellent cellar storage. This characterful flat of approximately 798 sq ft is situated on one of Brook Green's most desirable residential roads and provides great scope to refurbish and reconfigure to one's own taste and style. The property offers flexible accommodation and is currently configured as a 1 bedroom flat but could also be extended over the side return and the cellar/basement could be excavated as others have done on the street subject to the usual planning consents.

\*We have been advised that the vendors are extending the lease

**PRICE GUIDE £650,000**

**LEASEHOLD - SHARE OF FREEHOLD**

**SUBJECT TO CONTRACT**









STERDALE ROAD, W14



BASEMENT  
GROSS INTERNAL  
FLOOR AREA 135 SQ FT

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 663 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 798 SQ FT/ 74 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.