



St. Stephens Avenue
W12



St. Stephens Avenue W12

4 DOUBLE BEDROOMS

**51' DOUBLE RECEPTION/KITCHEN/BREAKFAST
ROOM**

3 BATHROOMS

MEDIA / PLAYROOM

WESTERLY GARDEN

EPC RATING C 71 / COUNCIL TAX BAND E

LEASE LENGTH: 958 YEARS REMAINING APX

SHARE OF BUILDINGS INSURANCE: £626 PA APX

A fabulous, refurbished and re-configured 4 double bedroom maisonette arranged over 3 floors of a handsome and imposing Victorian terraced house with excellent living/entertaining space and a lovely westerly paved garden which enjoys an open aspect.

The ground floor has been opened up and extended from front to back to create a truly sensational 51' double reception/kitchen/breakfast room with a large kitchen island, with floor-to-ceiling glass sliding doors opening onto the walled garden. The full-width kitchen/breakfast room to the rear has abundant storage, a feature exposed brick wall and a well-placed skylight flooding the room with light. The lower ground floor has been excavated to create a media/playroom to the rear; a double bedroom to the front with a bay window to the lightwell; a shower room; a wine cellar under the stairs as well as a utilities cupboard. There are 3 generous bedrooms and 2 bathrooms on the first floor including the principal bedroom suite with built-in wardrobes and en suite shower room.

This beautifully presented property of approximately 1900 sq ft provides the perfect balance of living/entertaining space and bedroom accommodation, is flooded with light, has been refurbished to exacting standards and can truly be moved into without further expense – a MUST SEE!

PRICE GUIDE £1,450,000

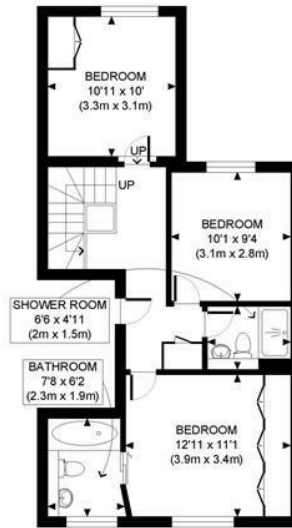
**LEASEHOLD - SHARE OF FREEHOLD
SUBJECT TO CONTRACT**



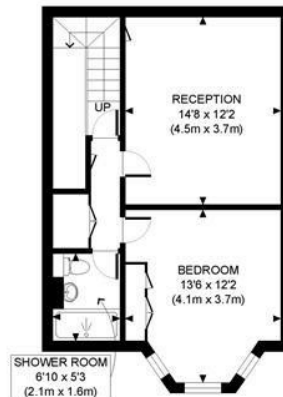








FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 562 SQ FT



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 473 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 853 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1888 SQ FT/ 175 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.