



**Maurice Street, London, W12 7AD**

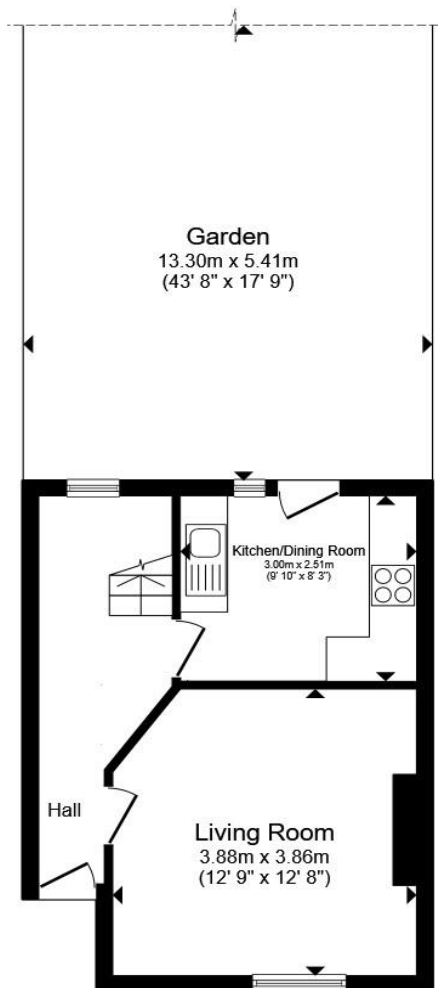
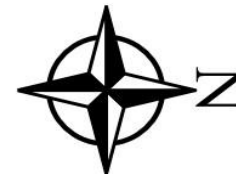
## ***Welcome to*** **Maurice Street, London**

Enjoy the perfect balance of classic style and future potential in this beautiful sun-drenched, three-bedroom freehold house. There is potential to extend (STPP) and the property benefits from off street parking as well.

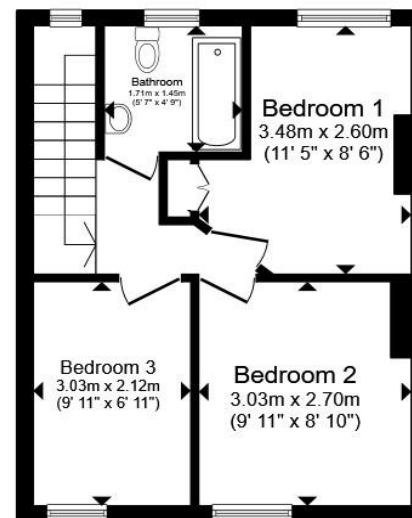
The property features a classic layout with a separate kitchen and living room, three bedrooms and a family bathroom. Outside, a large sunny west-facing garden offers a private retreat complemented by a private driveway for off-street parking at the front. Excellent potential to extend and tailor the home to your needs (STPP).

This property is situated in the heart of Shepherd's Bush, a vibrant and well-connected area of West London. This location offers an excellent mix of residential charm and urban convenience. The area is home to the iconic Westfield, one of Europe's largest shopping destinations, as well as benefitting local amenities including independent shops, traditional markets, and a wide choice of cafes, pubs and restaurants.





**Ground Floor**



**First Floor**

Total floor area 61.1 m<sup>2</sup> (658 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Welcome to

### Maurice Street, London

- Freehold House
- Off Street Parking
- Three Bedrooms
- West Facing Garden
- No Onward Chain

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

Enjoy the perfect balance of classic style and future potential in this beautiful sun-drenched, three-bedroom freehold house. There is potential to extend (STPP) and the property benefits from off street parking as well.

offers in excess of **£575,000**



view this property online [barnardmarcus.co.uk/Property/WKT107610](https://barnardmarcus.co.uk/Property/WKT107610)



Property Ref:  
WKT107610 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 7603 1384



WestKensington@barnardmarcus.co.uk



66 - 68 Shepherds Bush Road, West  
Kensington, LONDON, W6 7PH



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)

Please note the marker reflects the  
postcode not the actual property