



Thornfield Road W12

finlay  
brewer

# Thornfield Road W12

2 DOUBLE BEDROOMS

RECEPTION / OPEN PLAN KITCHEN

2 BATHROOMS (1 EN SUITE)

STORAGE

EPC RATING: TBC

COUNCIL TAX BAND: E

LEASE LENGTH: 988 YRS APX

SERVICE CHARGE: £1,476 PA APX

A well configured 2 bedroom maisonette which occupies the 2nd and 3rd floors of an imposing Victorian conversion. The contemporary and open plan reception/kitchen/breakfast room spans the width of the property and has 3 large sash windows which flood the room in light. The generous principal bedroom suite occupies the entire top floor and has excellent built-in storage, good ceiling height and a contemporary en suite bathroom. The 2nd bedroom and bathroom are on the first floor. This well-presented and well-configured property of approximately 800 sq ft is nestled away on a quiet residential street but within easy walking distance of Westfield, The Hoxton Hotel and Holland Park. The transport hub at Shepherds Bush Green is moments away.

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PRICE GUIDE £700,000

LEASEHOLD - SHARE OF FREEHOLD

SUBJECT TO CONTRACT







THORNFIELD ROAD, W12



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 489 SQ FT

THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES STORAGE 471 SQ FT  
FLOOR AREA WITHOUT EAVES STORAGE 311 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 960 SQ FT/ 89 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 800 SQ FT/ 74 SQM

**PROPERTY PHOT<sup>O</sup> PLANS<sup>CO.UK</sup>**  
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.