



INTERLET

LOFTUS ROAD, SHEPHERDS BUSH, LONDON, W12
ASKING PRICE £1,675,000



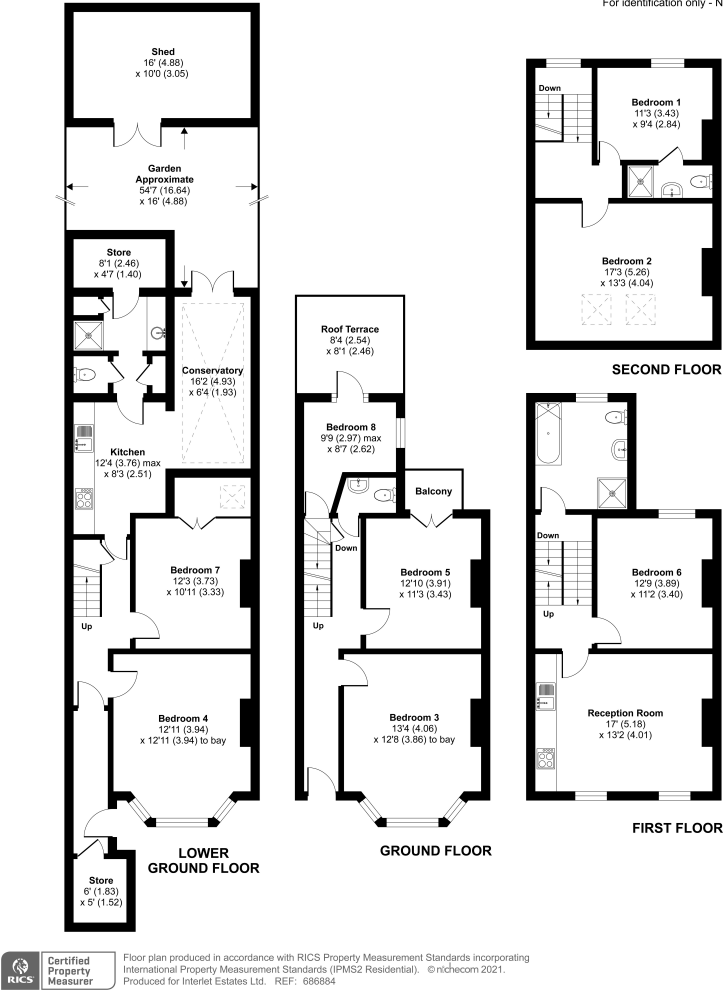
Freehold Seven Double-Bedroom Victorian Home for Sale – Loftus Road, Shepherd's Bush, London W12 Set on the sought-after tree-lined Loftus Road in the heart of Shepherd's Bush, London W12, this impressive Victorian Freehold property has been under single ownership for over 20 years. Spanning over 2,500 sq ft and offering generous proportions along with rich period character, it represents a unique investment opportunity, with an HMO licence already in place. The current accommodation comprises seven double bedrooms with an additional bedroom with a terrace, two kitchen/living rooms, three bathrooms, an additional WC, a balcony, a utility room and a mature rear garden. The home retains many original period features, including decorative cornicing, fireplace mantels and high ceilings, all while complementing the property's historic charm. In addition to its current HMO configuration, the property offers further potential to be reconfigured into two separate dwellings: a five-bedroom maisonette and a two-bedroom garden flat, subject to the necessary permissions. The property is situated a short stroll from the renowned Westfield Shopping Centre, home to a wide range of retail, dining and entertainment options. Notting Hill Gate and the famous Portobello Road Market are also within close reach, along with an abundance of vibrant restaurants, cafés and shops. The [...]

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Loftus Road, London, W12

Approximate Area = 2384 sq ft / 221 sq m
Outbuilding = 167 sq ft / 16 sq m
Total = 2551 sq ft / 237 sq m

For identification only - Not to scale



Important Notice

Interlet and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere. The particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements, and distances are approximate. The text, images, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other contents. Interlet has not tested any services, equipment, or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own inquiries regarding any noise in the area before you make an offer.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Loftus Road, Shepherds Bush, London W12

interlet

SALES & LETTINGS

Welcome home.