

Location:

Located on a quiet residential street just moments from Askew Road and Shepherd's Bush, the property enjoys easy access to local cafés, shops, and excellent transport links, including the Central Line and Overground.

Key points:

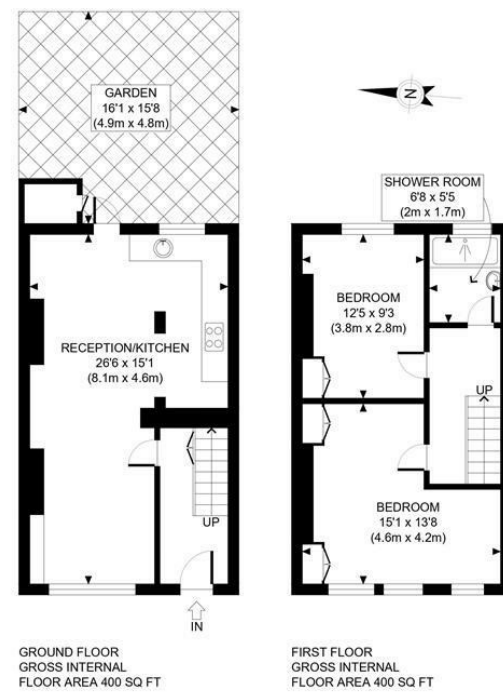
- Freehold house
- 2 Double bedrooms
- 800 sqft
- Potential to extend to rear and loft S.T.P.P via Hammersmith and Fulham Council
- Original wooden floor boards
- Popular "groves" area

Do Better:

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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.

PROPERTY PHOTO PLANS

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

England & Wales EU Directive 2002/91/EC

Asking Price £800,000

Thorpebank Road, London W12
oPQ

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



The current owner says:

There is excellent potential to extend into the loft (subject to planning permission), as demonstrated by similar extensions carried out by neighbouring properties.

A beautifully presented Edwardian home, offering well-balanced accommodation and excellent potential for further extension (subject to the usual planning permissions).

The property is arranged over two floors and comprises a welcoming entrance hall, a bright and spacious double reception room with patio doors opening onto a private well landscaped patio garden, and a well-appointed kitchen with ample space for dining.

Upstairs, the first floor provides two generous double bedrooms, both benefiting from fitted wardrobes, alongside a stylish family bathroom.

This attractive home is offered in excellent condition throughout and presents an exciting opportunity to extend to the rear and into the loft, subject to the relevant planning consents from Hammersmith & Fulham Council, allowing purchasers to create a larger family home tailored to their needs.

Thorpebank Road is ideally situated within the highly sought-after 'Groves' area of Shepherd's Bush. The property is within easy reach of a wide selection of independent shops, cafés, restaurants and popular local pubs.

The green open spaces of Wormholt Park and Ravenscourt Park are both nearby, offering excellent leisure and recreational facilities.

Transport links are superb, with Shepherd's Bush Market (Hammersmith & City and Circle lines) and Shepherd's Bush (Central line and Overground) providing fast and convenient access into Central London and beyond. The area is also well served by a number of highly regarded schools.

What's better:

A wonderful two bedroom freehold house in W12.

