



Stowe Road, London W12

A beautifully presented and generously proportioned three-double-bedroom Victorian maisonette, offering approximately 1,663 sq ft of accommodation arranged over three floors. The property benefits from its own private entrance, a spacious open-plan layout across the raised ground floor and a private terrace.

The accommodation comprises a spacious reception room, connecting seamlessly into the dining room, a separate modern kitchen leading onto the terrace, three double bedrooms and two bathrooms, including an en-suite shower room. High ceilings, period details and wooden floors complement the Maisonette throughout, with fitted storage and additional eaves space. Situated on a sought-after residential street, the property is conveniently placed for Goldhawk Road and Shepherd's Bush stations (Central, Circle, Hammersmith & City and Mildmay lines), local shops and cafés, Ravenscourt Park and the extensive shopping and leisure amenities of Westfield London including John Lewis and Soho house members club.

Asking Price: £1,150,000 Share of freehold

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Stowe Road, London W12 8BE

Three generously sized double bedrooms

Victorian Maisonette.

Private entrance.

Approximately 1,663 Sq. Ft. / 154.5 Sq. M.

Reception room and dining room.

Separate modern kitchen.

Private terrace and front garden.

Two bathrooms.

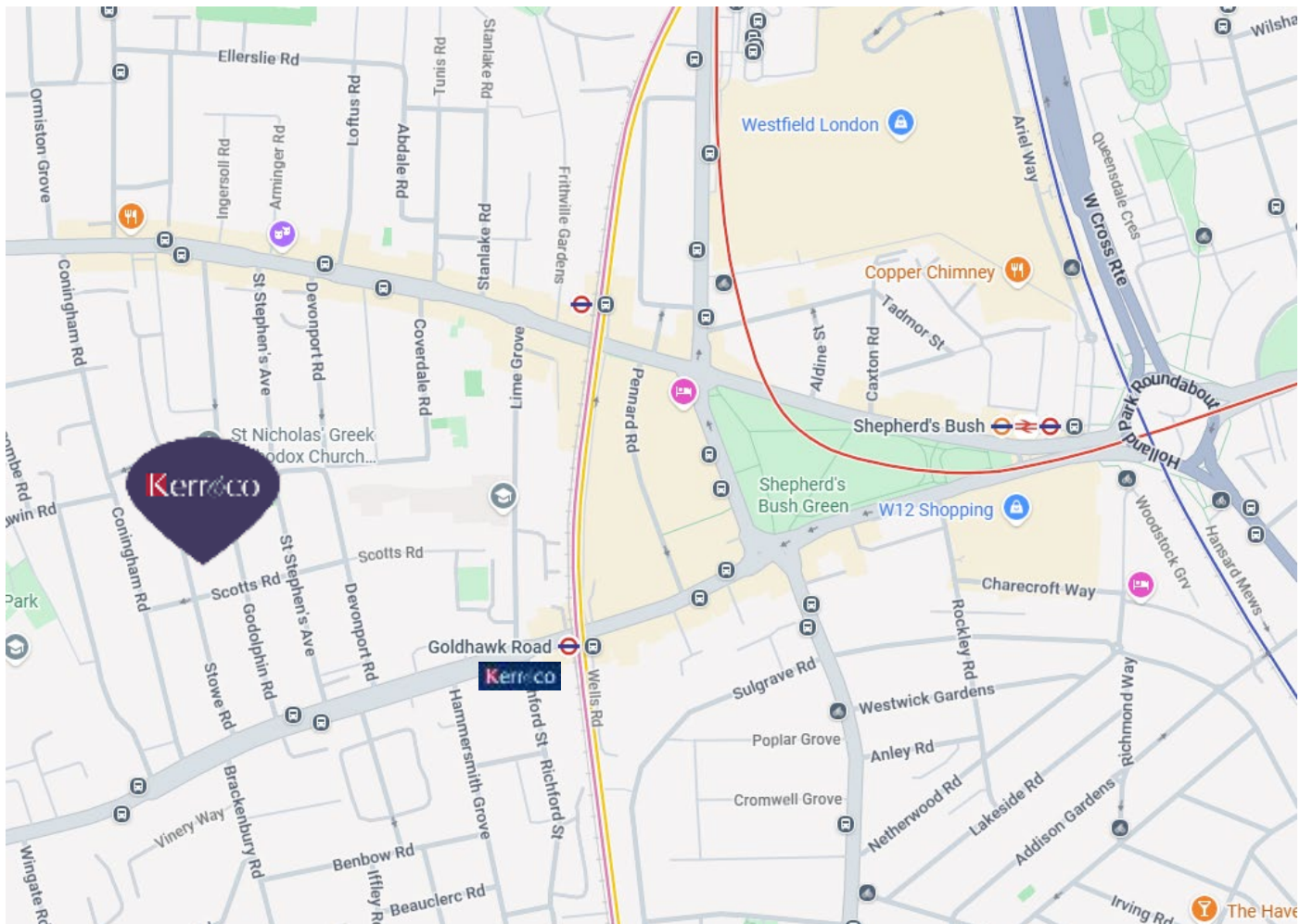
High ceilings and period features.

Share of freehold.

Close to schools.

Convenient for Goldhawk Road station
and Westfield London.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Tenure:	Share of freehold
Service Charge & Ground Rent:	Paid on an ad hoc basis contributing 2:1 with basement flat and £0 ground rent
Service charge covers:	Building insurance
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band F (£2,194.85 for current financial year)
Parking:	Eligible for residents' permit parking
Accessibility:	Steps to front door and stairs connecting all floors.
Connected services / utilities:	Mains drainage and water, gas, electricity, telephone and broadband (fibre and cable) available locally
Heating:	Gas central heating via radiators
Flood risk:	Ask agent

39 Stowe Road W12 8BE

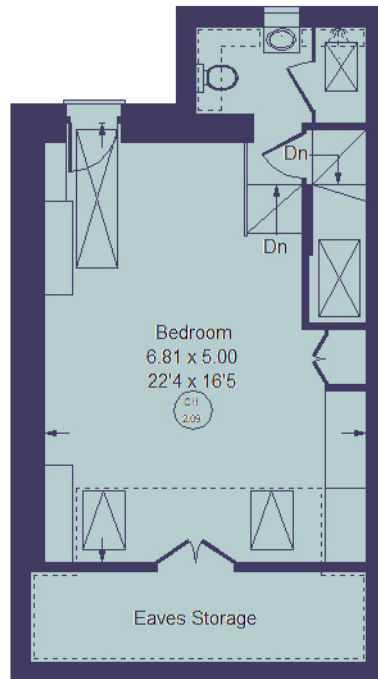
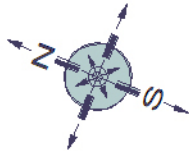
Asking Price: £1,150,000

Three-bedroom Victorian Maisonette with private entrance

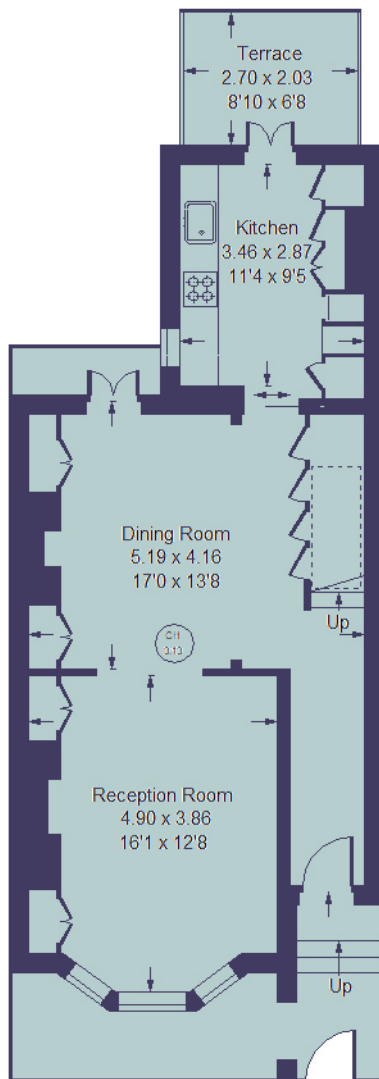
Approximate gross internal floor area:

**1,663 Sq. Ft. / 154.5 Sq. M.
(including eaves storage)**

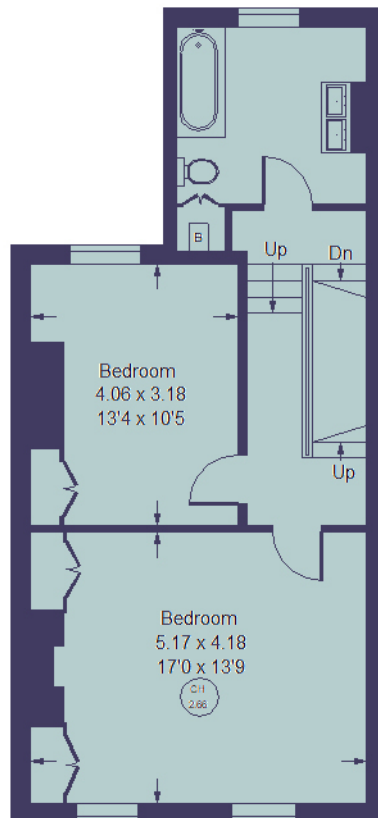
Approx Gross Internal Area
147.2 sq m / 1585 sq ft
Eaves Storage = 7.3 sq m / 78 sq ft
Total = 154.5 sq m / 1663 sq ft



Second Floor



Ground Floor



First Floor

= Reduced headroom
below 1.5 m / 5'0

Kerr & Co

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Shepherd's Bush
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Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.