



**INTERLET**

LOFTUS ROAD, SHEPHERDS BUSH, LONDON, W12  
ASKING PRICE £1,450,000



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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Interlet Estates Ltd. REF: 686884

## Important Notice

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>74</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>51</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	
Address: Loftus Road, Shepherds Bush, London W12			

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SALES & LETTINGS

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