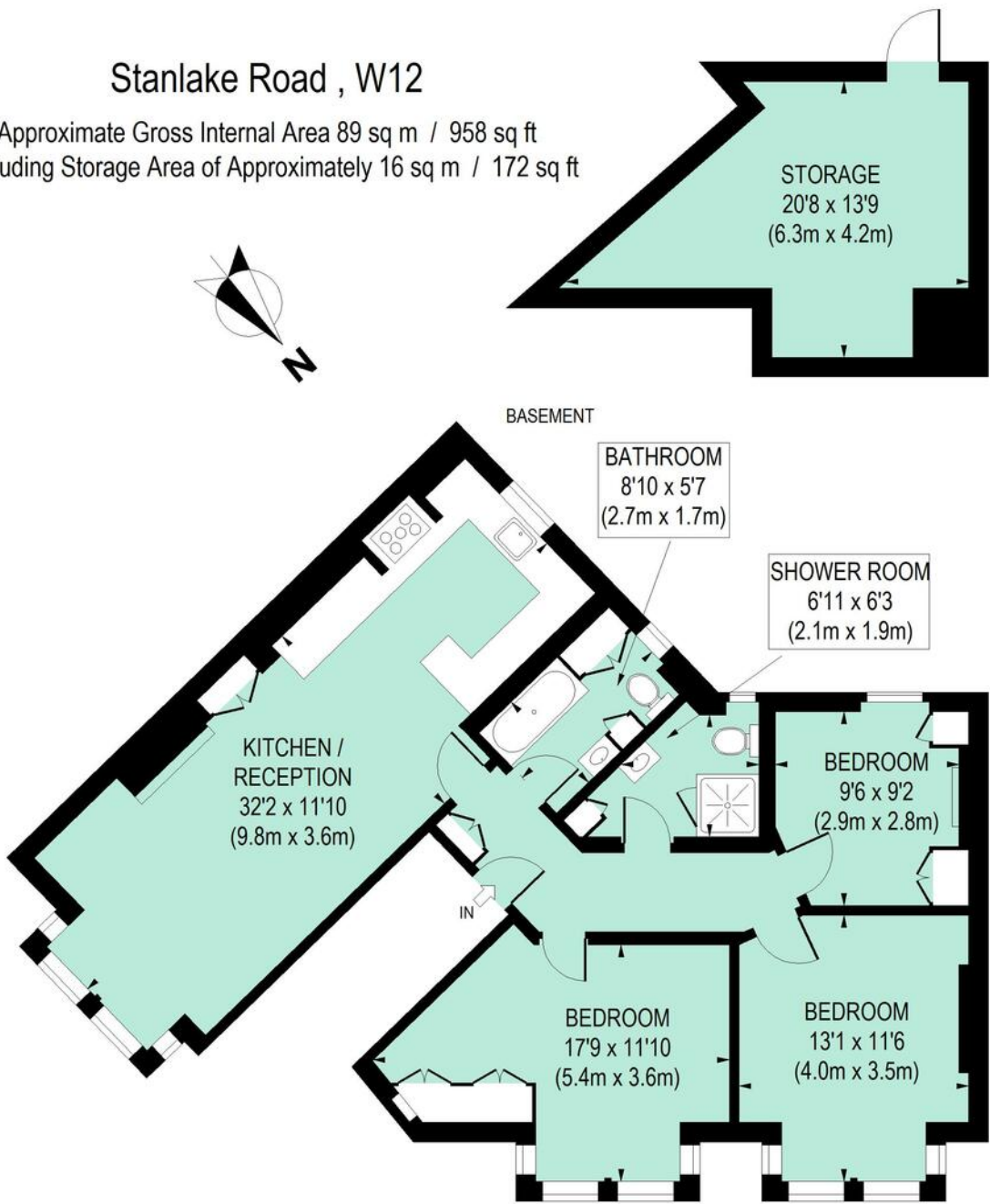


Stanlake Road , W12

Approximate Gross Internal Area 89 sq m / 958 sq ft  
Excluding Storage Area of Approximately 16 sq m / 172 sq ft



FIRST FLOOR

Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

IMPORTANT NOTICE

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4. VAT: The position relating to the property may change without notice.

SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER

FOR SALE



STANLAKE ROAD W12 • SHEPHERD'S BUSH  
£875,000 LEASEHOLD

- Generous 3 bedroom mansion flat
- 2 bathrooms
- 32ft kitchen - dining - living room
- Large secure basement storage room
- Beautifully presented throughout
- Currently leasehold, share of freehold being acquired
- Quiet street tucked away

Type  
Victorian mansion flat

Gross internal floor area  
958 sq ft / 89 sq m approx.

Nearest stations  
Shepherd's Bush Market ( Hamm. & City and Circle Lines) Shepherd's Bush ( Central Line)





A bright and generously scaled first floor floor flat in a unique, laterally converted Victorian building. The flat is situated on a leafy, quiet residential road well-situated in the heart of Shepherd's Bush. The flat is smartly presented and provides 3 double bedrooms, 2 bathrooms and a spacious, light kitchen-dining-living room, as well as substantial basement storage space. The flat is currently leasehold, but negotiations are under way to acquire a share of freehold. Stanlake Road runs north off Uxbridge Road and the flat is located well away from the main road. Hammersmith Park is nearby and Ravenscourt Park is within easy reach. The location is extremely convenient for accessing central London - both the Central Line and the Hammersmith and City Line a short walk away. There are two Outstanding-rated primary schools within 500m of the property. Shepherd's Bush eclectic mix of shops, restaurants, bars and theatres are all on the doorstep.

