



## St. Stephen's Avenue, London W12

**A spectacular Victorian mid terraced house with an extension to the side of the kitchen designed by the renowned structural engineer Peter Rice. The house provides over 1,850 square feet of accommodation over three floors and has the potential of a loft conversion subject to the usual consents.**

This well presented family home comprises; a double reception room opening on to the spectacular kitchen extension which in turn leads on to the West facing rear garden. On the first floor is the principal bedroom with walk through dressing room and en suite bathroom. There are an additional three double bedrooms (one with en suite currently used as a utility room) and a family bathroom. The property is located at the northern end of St. Stephen's Avenue making it well placed for ease of access to the transport connections at Shepherd's Bush and Shepherd's Bush Market (Hammersmith & City, Central and Circle lines) as well as the shopping and leisure facilities at Westfield London including John Lewis, SoHo house private members club.

**Asking Price: £1,550,000 Freehold**

020 8743 1166  
[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 4332  
[lettings@kerrandco.com](mailto:lettings@kerrandco.com)

[www.kerrandco.com](http://www.kerrandco.com)



## **St. Stephen's Avenue, London W12 8JD**

An exceptional family house well placed for ease of access to the broad spectrum of local facilities as well as being in the catchment for St Stephens primary school.

Unique ground floor extension designed by the renowned structural engineer Peter Rice.

Interlinking living spaces.

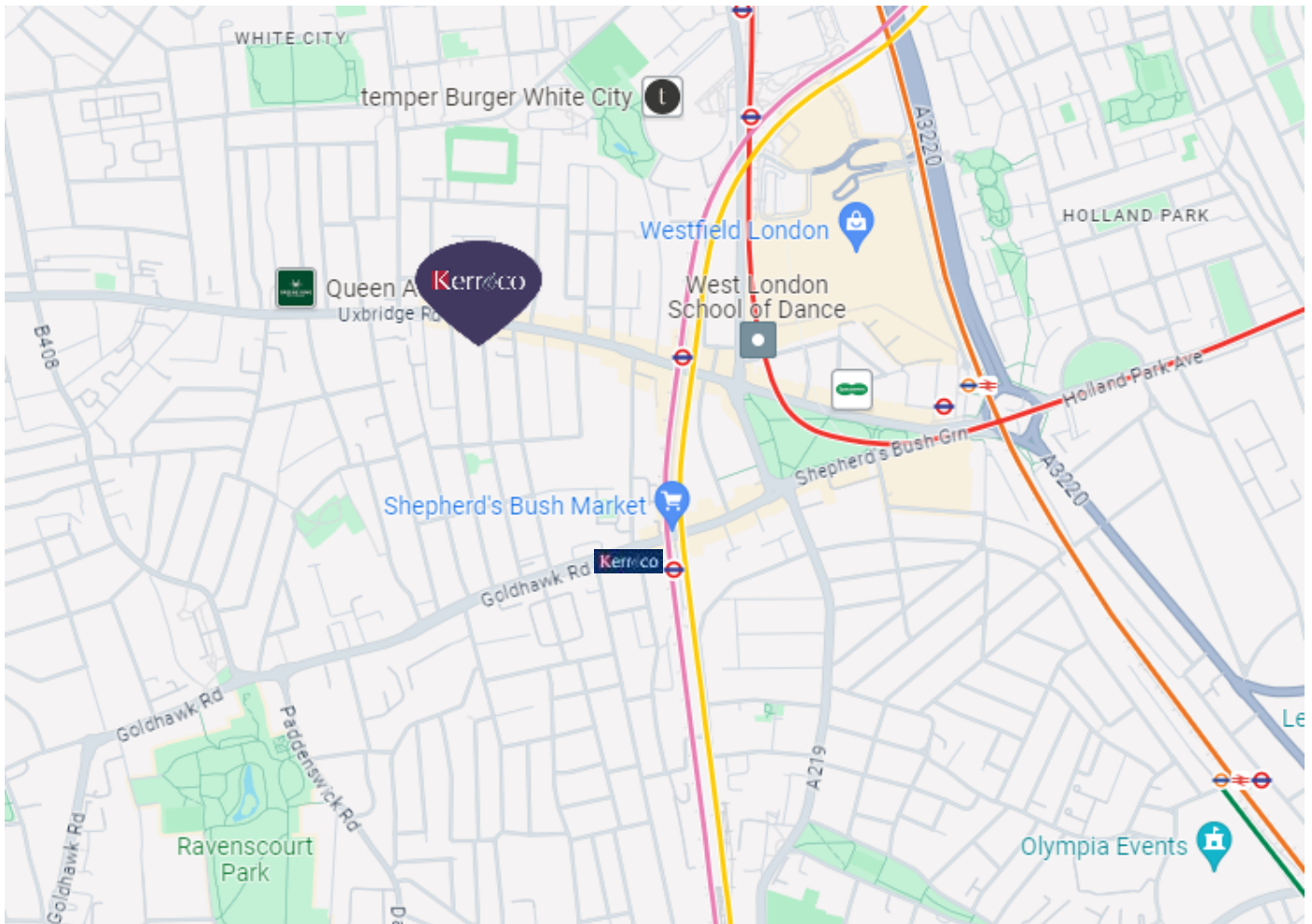
Four double bedrooms, two with en suite bathrooms)

West facing rear garden.

Well located for ease of access to the local underground stations providing access to the Central, Circle and Hammersmith & City lines).

Close to Westfield London and the BBC development with their broad ranges of shopping and leisure facilities as well as numerous restaurants.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	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 and other pertinent information

Freehold

Parking: London borough of Hammersmith & Fulham residents parking permit

Council Tax: Band G (£2,311.28 for current financial year)

Connected services / utilities: Mains water and drainage, electricity, telephone and broadband (fibre and cable) available locally.

Heating: Gas fired central heating via radiators to all rooms

Accessibility: Level access and stairs to upper floor

Flood Risk: Surface Water—Low. Rivers and Seas—Low

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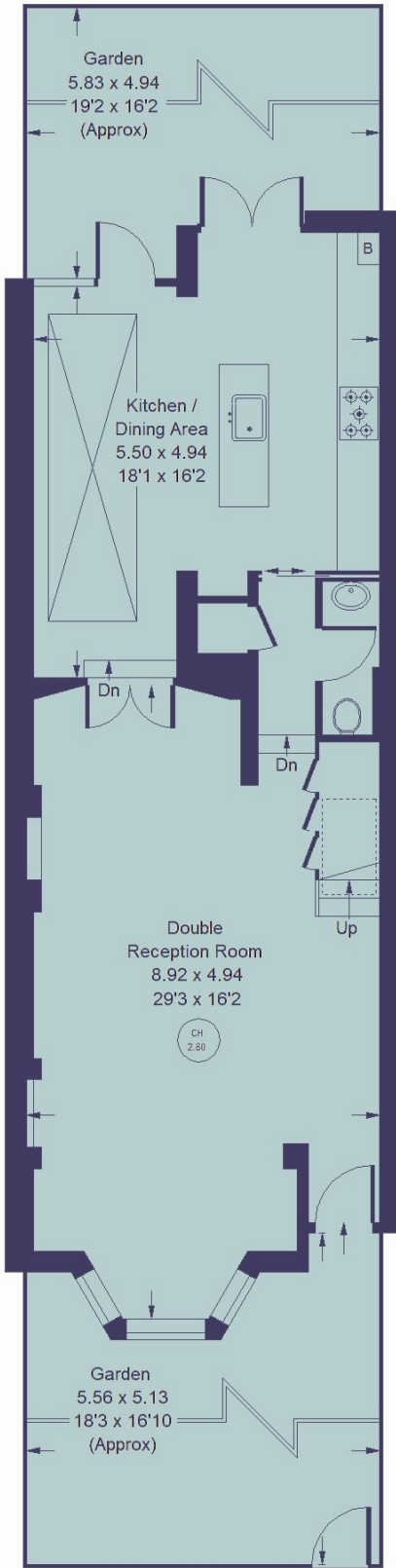
Asking Price: **£1,550,000**

Four bedroomed, Victorian terraced, house

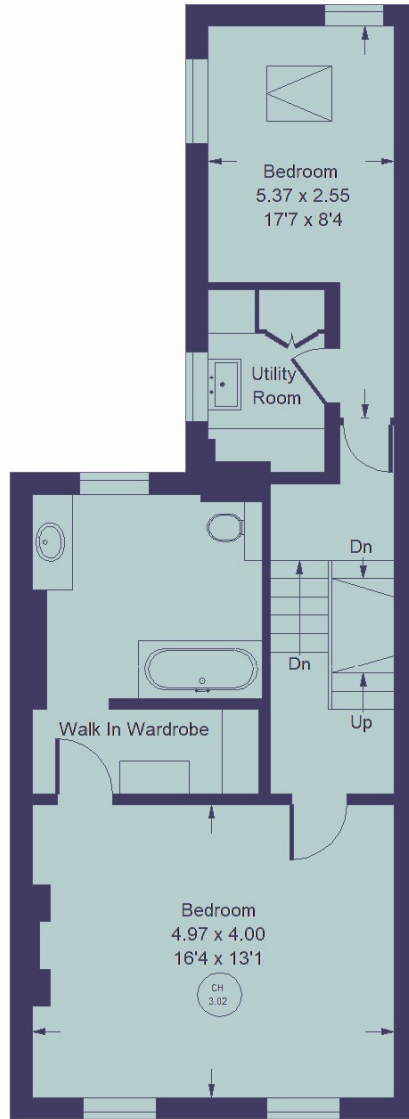
Approximate gross internal floor area: **1,880 Sq. Ft./ 174.7 Sq. M.**

**St. Stephens Avenue, W12**

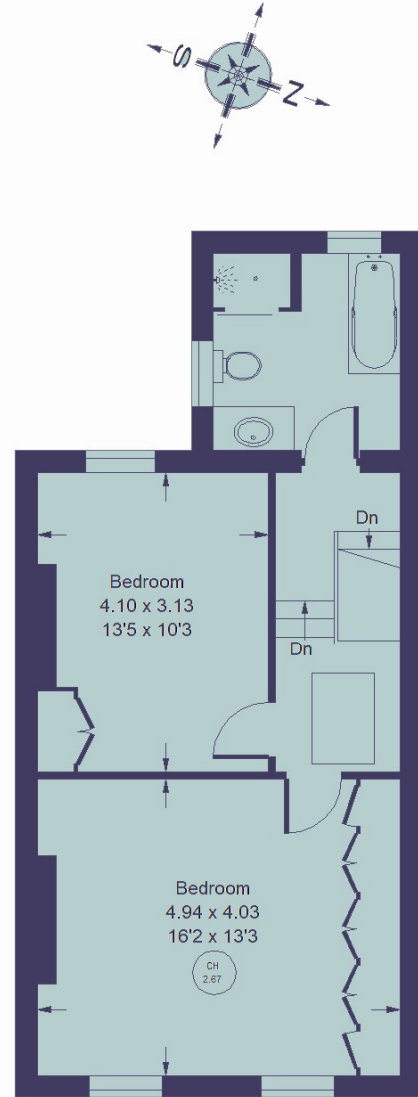
Approx. Gross Internal Area  
174.7 sq m / 1880 sq ft



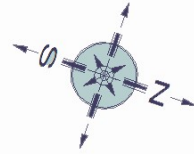
**Ground Floor**



**First Floor**



**Second Floor**



= Reduced headroom below 1.5 m / 5'0"

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

**Kerrco**  
77 Goldhawk Road  
Shepherd's Bush  
London W12 8EH  
sales@kerrandco.com  
020 8743 1166  
www.kerrandco.com

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/fittings 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.