



## St Stephens Avenue, London W12

**This spacious and extremely well presented maisonette is arranged over two floors of this end of terrace Victorian house. The property benefits from excellent living space by providing bright interlinking reception rooms that span the full depth of the property and feature fireplaces, bespoke joinery and oak floors. The flat is perfectly suited to those who will enjoy its spacious living space to entertain in a light and bright environment as well as its large leafy garden to relax in.**

The accommodation provides three bedrooms, a family bathroom, separate cloakroom, utility room, double reception room and a well appointed kitchen. There is side access (pedestrian) to the landscaped rear garden as well as a separate entrance on the lower ground floor. The flat benefits from an abundance of natural light, being well presented throughout, excellent built in storage, double glazed throughout and is being sold with no onward chain.

**Asking Price: £1,025,000 Long Leasehold of 175 years**

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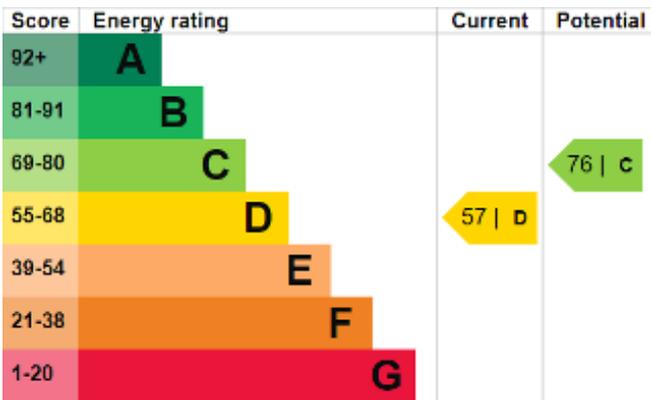
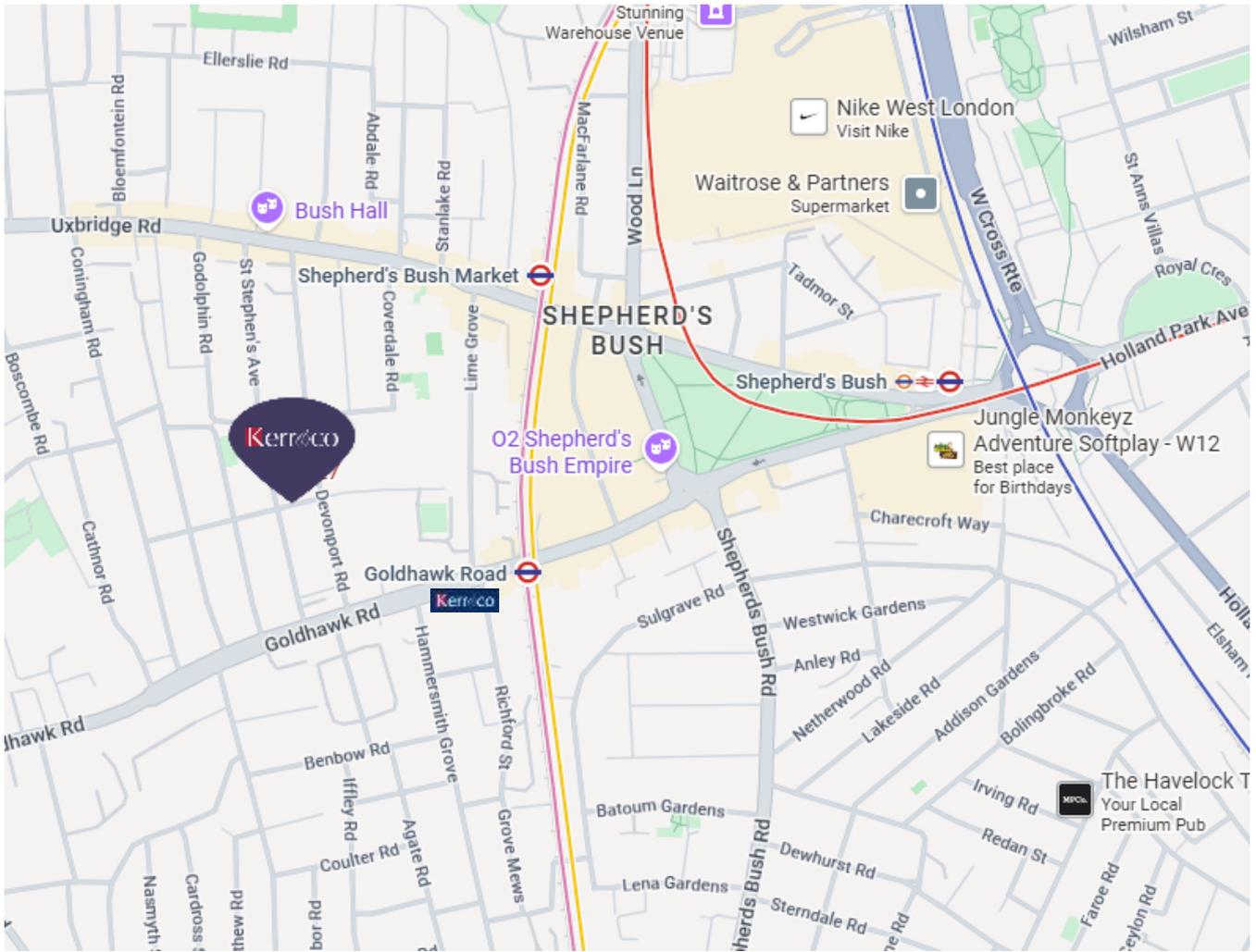


## **St Stephens Avenue, W12 8JB**



Impressive property arranged over the lower and raised ground floors.  
Interlinking reception rooms.  
Three bedrooms (two doubles and a single).  
Family bathroom.  
Utility room.  
Landscaped rear garden with side access to the front.  
Immaculately presented throughout.  
Recently refurbished.  
Quiet residential street with in easy access of the broad transport , shopping and leisure facilities at Westfield London.  
The flat benefits from sound insulation having been fitted in the ceiling of the raised ground floor.  
Some photos have been enhanced using CGI furniture.





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.

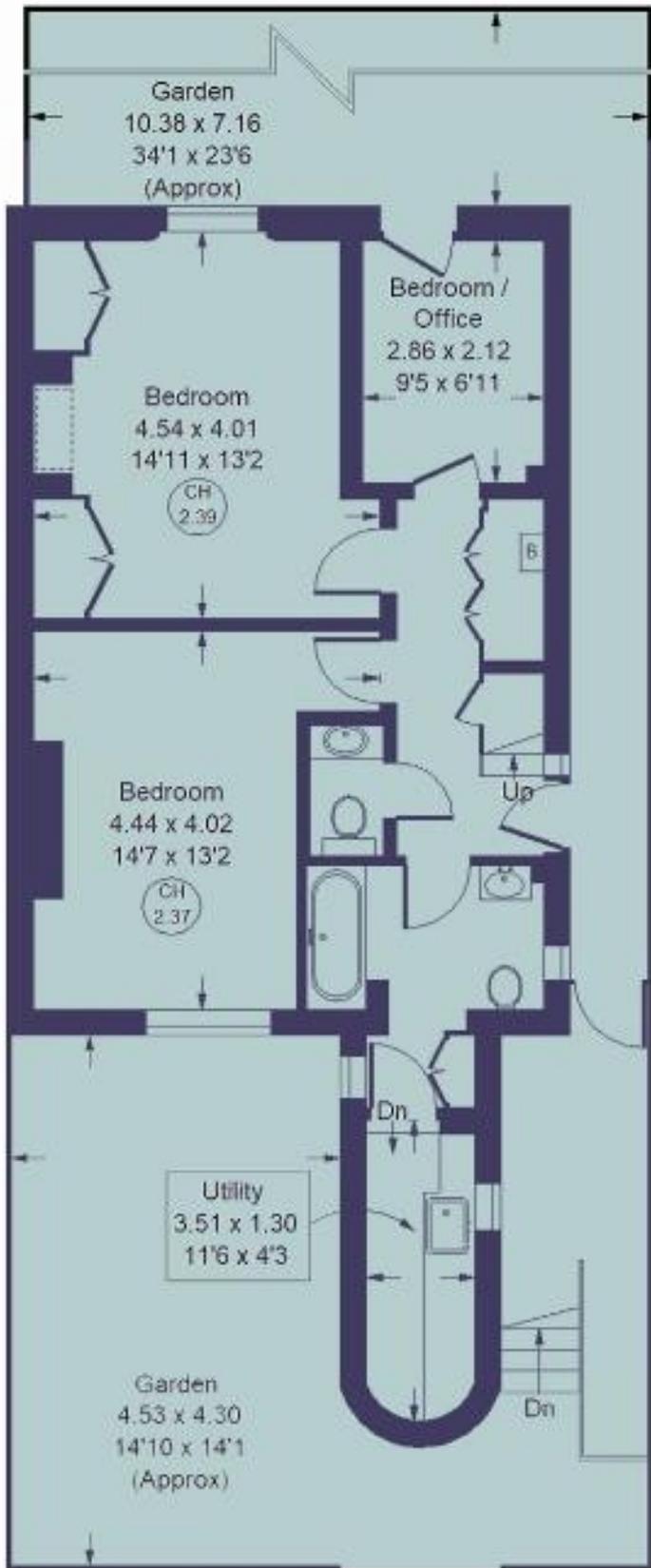
Tenure:	Long leasehold with 175 years remaining
Service Charge and Ground Rent:	Circa £500 and £10 per annum ground rent
Service charge covers	Building insurance, communal electricity and repairs and maintenance.
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band E (£1,773.95 for current financial year 25/26)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps down or up to front doors
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood risk:	Ask Agent

**St Stephens Avenue W12 8JB**

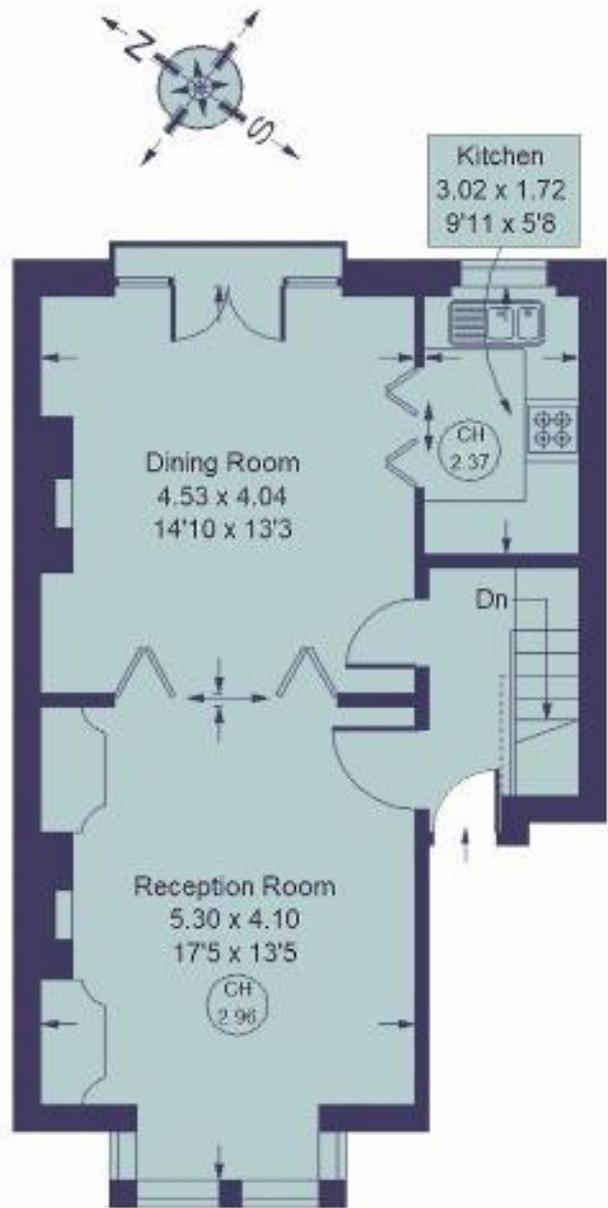
Asking Price: **£1,025,000**

Three bedroom Victorian conversion garden flat

Approximate gross internal floor area: **1,212 Sq. Ft./ 112.6 Sq. M.**



**Lower Ground Floor**



**Raised Ground Floor**

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.

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