



Stanlake Road, London, W12 7HQ

£639,950

**WHITMAN & CO.**

SALES · LETTINGS · COMMERCIAL

- Beautifully presented garden flat
- Two bedrooms
- Private 52' rear garden
- Fitted modern kitchen
- Luxury bathroom
- Leasehold with entire freehold

Tenure - Leasehold with entire freehold  
 Lease Length - 993 years remaining  
 Ground Rent - Peppercorn  
 Service Charge - 50% of outgoings  
 Local Authority - Hammersmith & Fulham  
 Council Tax - Band D

## THE PROPERTY

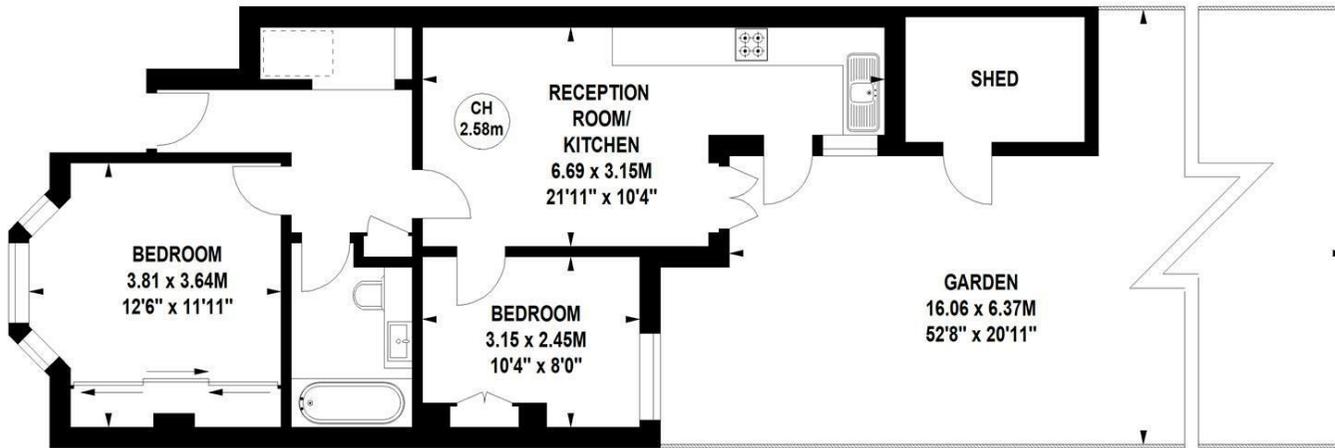
An immaculately presented two bedroomed garden flat situated in this extremely popular residential road within a short walk of central Shepherds Bush with its array of shops, restaurants and outlets which include the Westfield complex, shepherds bush market and the more recent BBC development. Accommodation provides: 21'11 x 10'4 spacious open plan living area with galley style modern kitchen, doors opening onto garden, wood flooring throughout, decorative panelling, main bedroom with range of custom built wardrobes and feature bat to front, second bedroom with fitted cupboard and window overlooking garden, lovely modern fitted bathroom, landscaped 52' private rear garden with laid to lawn, paved patio, flower borders with mature trees and shrubs, garden shed. Local transport links include White city (Central Line) & Shepherds Bush market (hammersmith & Fulham Line) tube stations, numerous local bus routes with convenient vehicular access via A40/M40/M4 to central London Heathrow, west and north west. The property is offered as leasehold with the benefit of the freehold in its entirety and viewing is highly recommended.

## Stanlake Road, W12

Approximate gross internal area

52.12 sq m / 561 sq ft

Key :  
 CH - Ceiling Height



### Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only

## SITUATION



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