



Stowe Road, London W12

A beautifully presented one double bedroom flat set on the raised ground floor of this Victorian converted building being offered for sale with no onward chain. The property benefits by retaining many original feature along with high ceilings throughout. The flat is situated on this very popular residential tree lined one way street.

The accommodation provides a large reception room with feature fireplace and sash bay windows to the front as well as original cornicing and double pine panel doors, a large double bedroom with feature fireplace, two fitted wardrobes and a large sash window overlooking the rear gardens, a shower room, separate WC and a well appointed kitchen / breakfast room.

Asking Price: £465,000 Share of Freehold

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Stowe Road, W12 8BE

Chain free.

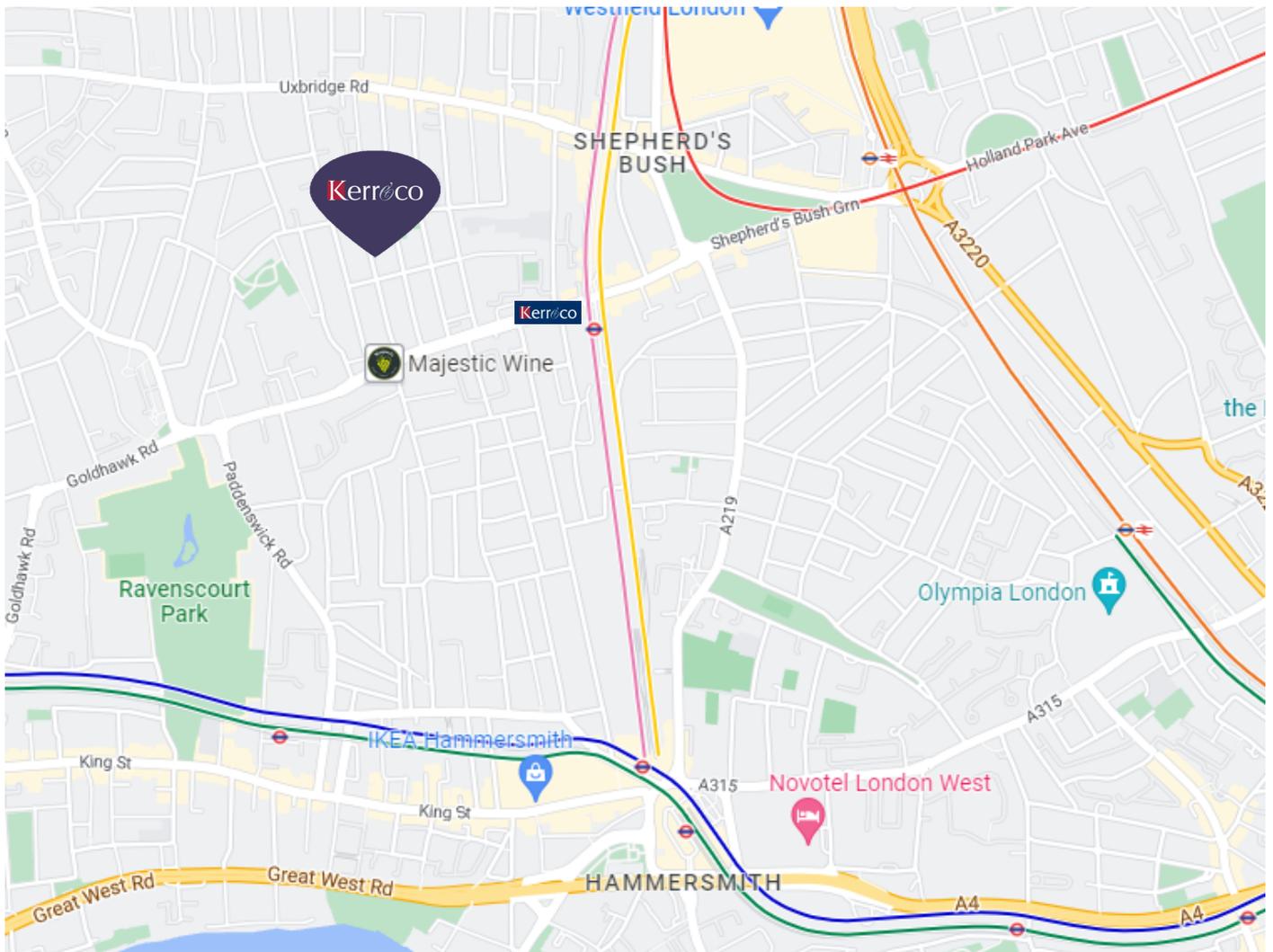
High ceilings throughout.

Numerous original features.

Generous rooms sizes.

Quiet residential street within easy reach of the transport, leisure and shopping facilities found locally.

Naturally bright with tall sash windows.
Well presented throughout and would make an ideal first time purchase.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	39 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.

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Raised ground floor flat within a Victorian house

Approximate gross internal floor area : **539 Sq. Ft. (50 Sq. M.)**

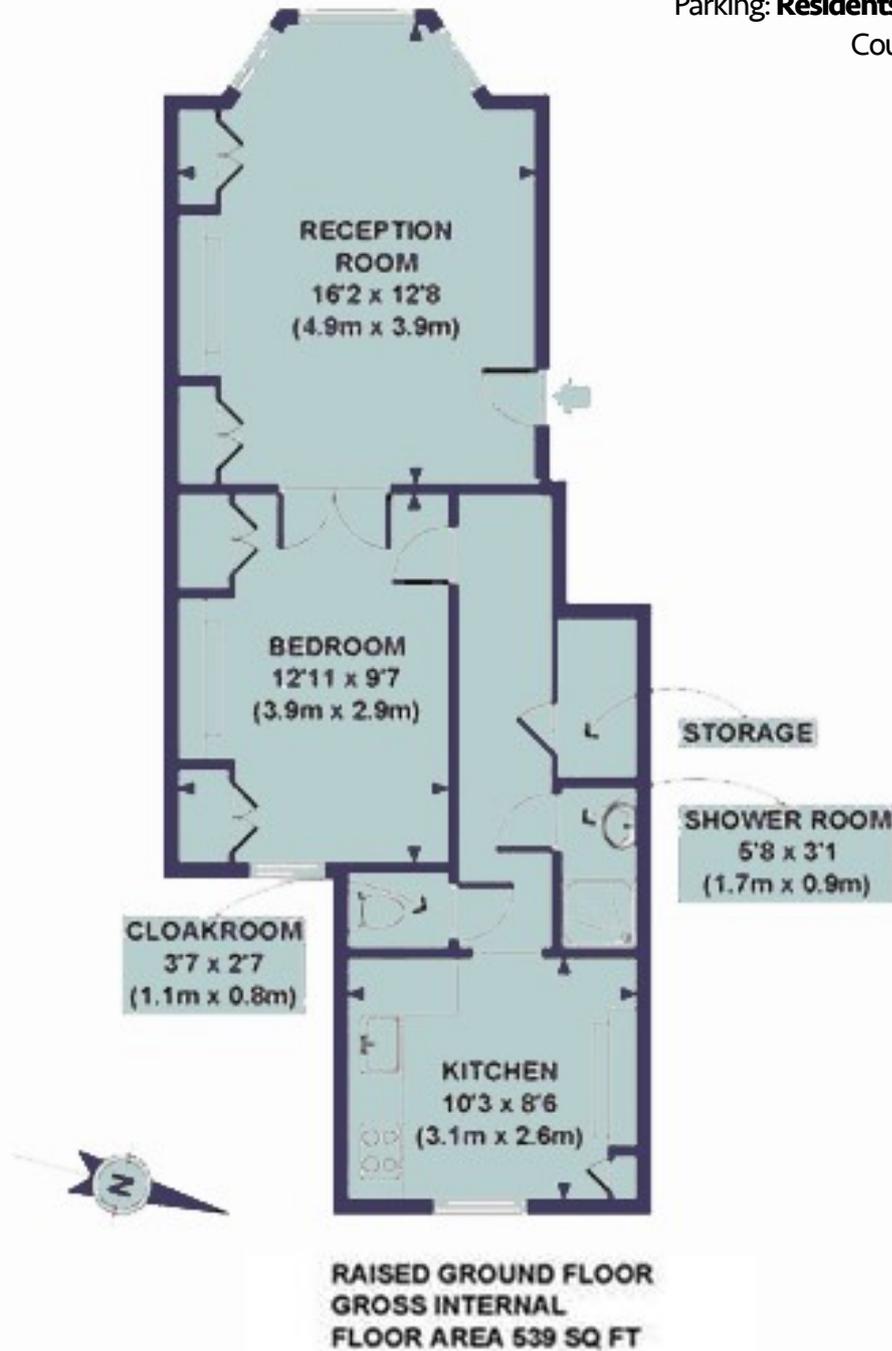
Guide Price: **£465,000**

Tenure: **Share in the freehold**

EPC Rating: **E39**

Parking: **Residents parking permit**

Council Tax: **Band D**



APPROX. GROSS INTERNAL FLOOR AREA 539 SQ FT / 50 SQ M

Ref: MJWWSB - Copyright **photoplan.co.uk**

Floorplans are for identification and guideline purposes only, not to scale.

Compliant with RICS code of measuring practice.

Kerrico

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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.