



Lakeside Road, Brook Green, W14

£1,350,000 Freehold

A fabulous four bedroom Victorian house with extended kitchen/family room.

Double Reception Room | Kitchen / Family Room | 4 Bedrooms | Shower Room | En Suite Shower Room | Cloakroom | Roof Terrace | Patio | 1630 Sq Ft / 151 Sq M | Council Tax Band D | EPC rating Band D

Winkworth



LOCATION

Lakeside Road is ideally located for the numerous amenities of both Brook Green and Shepherds Bush, including Westfield London. The closest stations are Shepherds Bush (Central Line and Overground) and Hammersmith (Piccadilly, District, Circle and Hammersmith & City Lines). A number of well regarded schools in both the private and state sectors are also within easy reach.

DESCRIPTION

Offered in superb condition throughout in a classic style, the house offers well proportioned accommodation comprising entrance hall, cloakroom, double reception room and kitchen/breakfast room on the ground floor; three bedrooms and bathroom on the first floor and bedroom with en suite on second floor. The house further benefits from a patio garden and roof terrace.





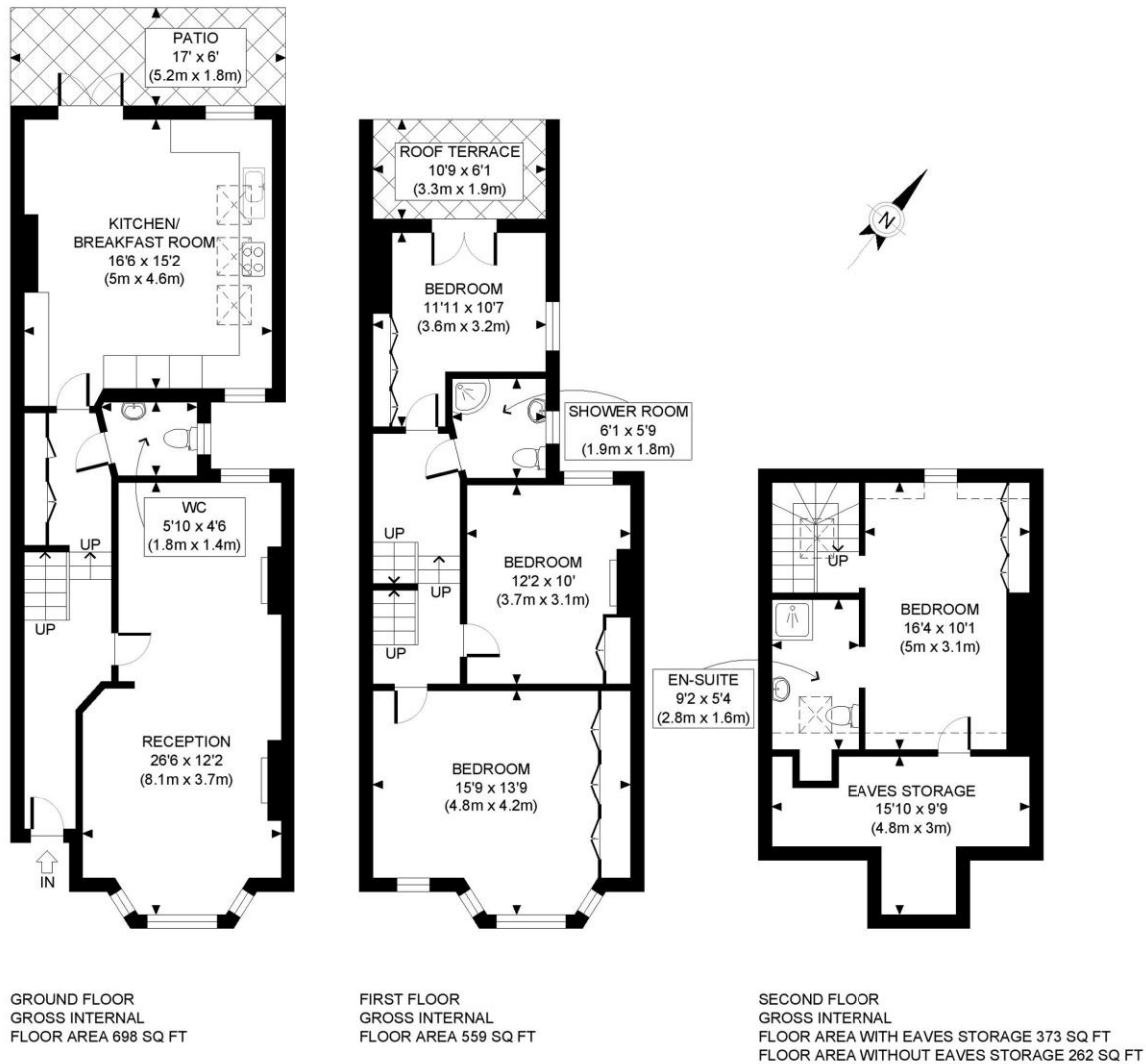
LOCAL AUTHORITY
Hammersmith and Fulham

TENURE
Freehold.

PRICE: £1,350,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1630 SQ FT/ 151 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1519 SQ FT/ 141 SQM

PROPERTY PHOTO PLANS.CO.UK
 ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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for every step...

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