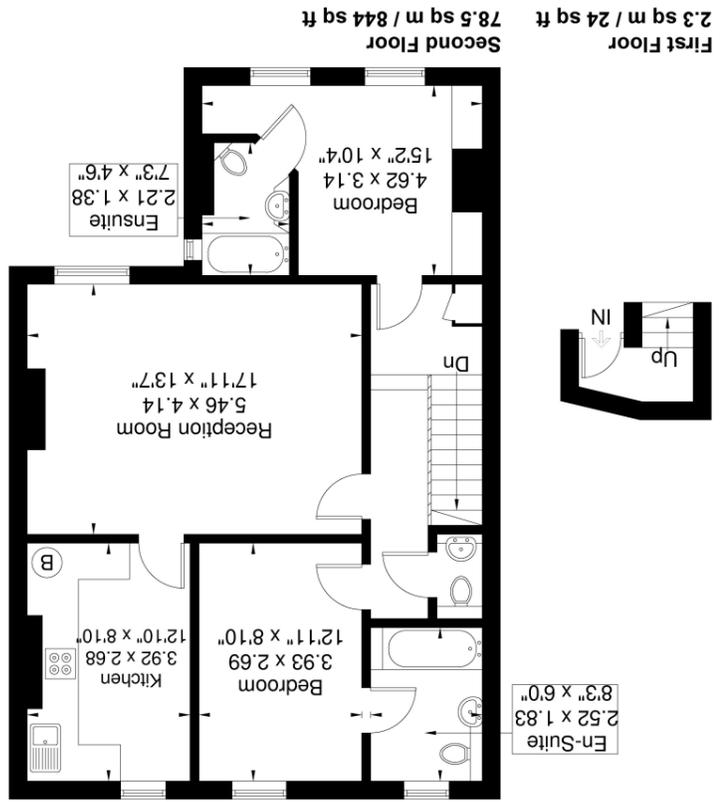


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Current	Potential
79	69

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.  
 © www.perspective.co.uk



Shakespeare Road  
 Approximate Gross Internal Area = 80.8 sq m / 868 sq ft



1b Shakespeare Road, LONDON. W7 1LT.

£475,000



Set within an attractive period building on sought-after Shakespeare Road, this impressive top floor apartment offers approximately 868 sq ft (80.8 sq m) of beautifully proportioned accommodation, combining generous room sizes with classic character features and excellent natural light throughout.

Arranged over the upper floors, the property immediately impresses with its sense of space. The reception room (17'11" x 13'7") is a standout feature — a superbly sized living and entertaining space with high ceilings, large sash windows and ample room for both lounge and dining areas. The proportions here are rarely found in modern flats, creating a genuinely comfortable and versatile living environment. The separate kitchen (12'10" x 8'10") is well laid out with excellent worktop and storage space, offering a practical and sociable setting for cooking while remaining distinct from the main living area. The property offers two generous double bedrooms.

The principal bedroom measures an impressive 15'2" x 10'4" and benefits from its own en-suite (7'3" x 4'6"), creating a comfortable and private retreat. The second bedroom (12'11" x 8'10") is another excellent double, also served by a spacious family bathroom (8'3" x 6'0") finished in a clean, neutral style. The layout flows exceptionally well, with a central hallway and staircase enhancing the feeling of space and separation between living and sleeping areas — ideal for modern lifestyles, sharers or those working from home. Positioned on Shakespeare Road, the property enjoys a prime residential setting close to local shops, cafés and everyday amenities.

Excellent transport links are nearby, with multiple bus links and Hanwell Station with the Elizabeth Line, providing fast and direct access into Paddington, Bond Street, Tottenham Court Road and Canary Wharf. The area is also well served by regular bus routes and convenient road connections.

Overall, this is a substantial and well-proportioned home offering genuine space, character and convenience — a rare opportunity in a highly desirable location.

#### Reception

17' 11" x 13' 7" (5.46m x 4.14m)

#### Kitchen

12' 10" x 8' 10" (3.91m x 2.69m)

#### Bedroom 1

15' 2" x 10' 4" (4.62m x 3.15m)

#### En Suite

7' 3" x 4' 6" (2.21m x 1.37m)

#### Bedroom 2

12' 11" x 8' 10" (3.94m x 2.69m)

#### En Suite

8' 3" x 6' 0" (2.51m x 1.83m)

