



## **RUSSELL SIMPSON**

Attractive five-bedroom family home  
with garden and light-filled living  
areas to rent

MACFARLANE ROAD  
SHEPHERDS BUSH W12

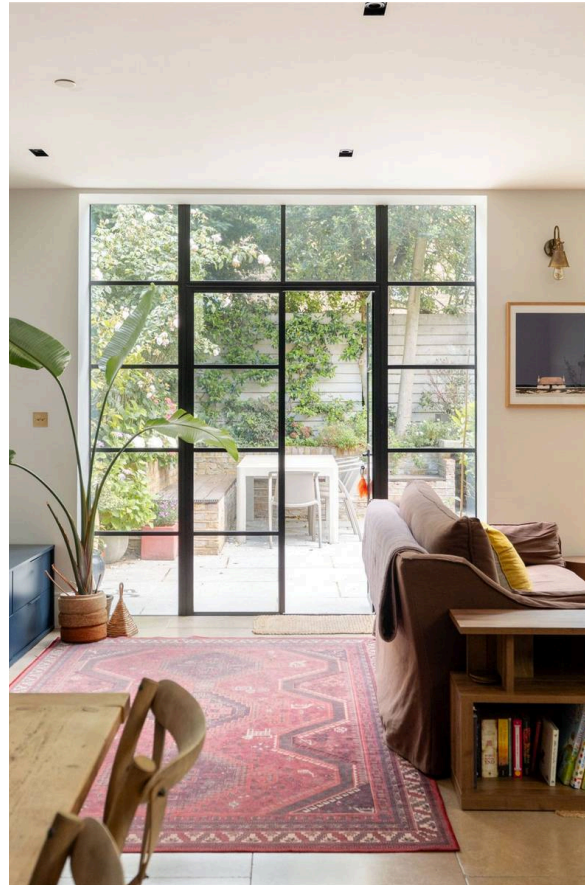
Macfarlane Road

£2,308 P/W

BEDROOMS 5	INTERNAL 2,930 SQ FT	OUTDOOR 689 SQ FT	FURNISHED STATUS Part Furnished / Unfurnished
BATHROOMS 3	272 SQM	EPC D	COUNCIL TAX Hammersmith & Fulham, H

# The Property

Beautifully designed and decorated house moments away from Shepherd's Bush Green





## The Reception Room

Stepping into the house on the ground floor, the entrance leads through to a central staircase hall. On one side is a reception room with a bay window and wooden floors.



## Open-Plan Living

On the other side is an open-plan living space that includes a kitchen with a central island breakfast bar and a wine fridge, a dining area and a family television area.

Double French doors lead out into the garden while a large window and Crittal glass walls bring in added light. In addition, this level features a guest WC and a convenient second door giving side access to the house. The house also includes a basement with plenty of space for storage.



## The Bedrooms

The first floor features a principal bedroom with a dressing room and an ensuite bathroom. There is also a second bedroom with a utility room next door.

The second floor offers two more bedrooms, sharing a bathroom on the half-landing. The third floor offers a final bedroom with an ensuite bathroom and a Juliet balcony overlooking the garden.





## Outdoor Spaces

The house features a rear garden with planted borders, a paved area for outdoor dining and a working pizza oven. The property is also set back from the street with a front garden giving added privacy.



## The Neighbourhood

Macfarlane Road is an attractive tree-lined street featuring a mix of terrace houses and cottage-like properties. From here, Shepherd's Bush market, while Shepherd's Bush station is also nearby. In addition, the Westfield shopping centre is a short walk away.

Macfarlane Road, W12

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**Approximate Internal Area**

5,039 sq ft / 472 sq m

**Including limited use area and loft**

5,619 sq ft / 519 sq m

**Outside Area**

619 sq ft / 57 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. While every care is taken in the preparation of this plan, please check all dimensions, shapes, and component bearings before making any decisions about your home.



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SIMPSON**

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