

# W12 PROBATE SALE: STANLAKE RD 6-BED TERRACE BELOW MARKET

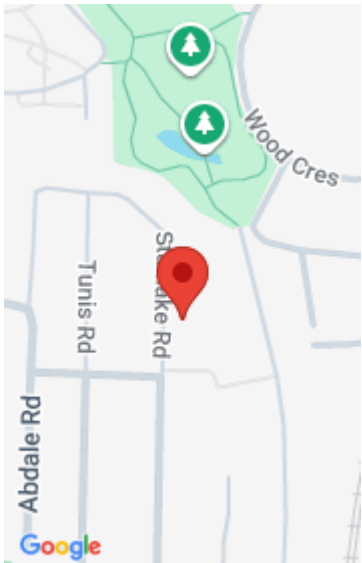
<https://palaceauctions.com>

Stanlake Road,  
London W12 7HG,  
UK



This Stanlake Road W12 probate sale presents a rare chance to acquire a 6-bedroom freehold terrace with rear garden at a guide price of £1.5M versus an open market value of £2.2M, delivering 46.7% immediate equity and significant value-add through renovation. Property Details Open Market Value: £2,200,000 Bedrooms: 6 Bathrooms: 6 Floor Area: approx. 187 m<sup>2</sup> Site Features: Rear garden, cellar, loft space Possession: Vacant on completion Introduction The Stanlake Road [...]

- house
- house, off market property
- sold by auction



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## Category

**Off market property:** yes

**House:** yes

**Investment property:** yes

**Commercial property:** no

**Other Real estate:** yes

**Value add opportunity:** yes

**Land with Development:** no

**HMO investment:** -

**Hotels and apartment hotels:** no

**Mixed commercial and Resi:** no

**Below Market value:** yes

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## Description

**Refer to Terms & Conditions:** Array

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## Amenities & Features

**Features:** • Freehold title – full ownership control, • Immediate value-add via light, • Multiple exit strategies: resale, • Period features: high ceilings, • Private rear garden and potential for loft conversion, • Strong rental demand area (3.7% yield post-reno), 6-bath terraced house (187 m<sup>2</sup>), Below-market-value probate sale – instant 46.7% equity, moderate or full renovation

