



Iffley Road W6



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5 BEDROOMS
DOUBLE RECEPTION
KITCHEN / BREAKFAST ROOM
3 BATHROOMS (2 EN SUITE)
GUEST CLOAKROOM / UTILITY
CELLAR
WESTERLY GARDEN
EPC RATING D 64
COUNCIL TAX BAND G

A wonderful extended 5 bedroom Victorian terraced house with good living/entertaining space and a westerly walled garden laid to 'London' lawn. The elegant, high-ceilinged double reception has a bay window and wood-burning stove to the front, wood floors and built-in shelving. The rear of the reception has abundant shelving, dwarf cupboards and French doors opening onto the side return. There is excellent built-in storage in the second half of the entrance hall leading into the generous and truly enchanting dual aspect custom-built kitchen/breakfast room with bi-fold doors and windows onto the garden. There is also a guest cloakroom/utility room on this floor and access to the double hall-width cellar. There are 5 bedrooms and 3 bathrooms on the upper floors including the wonderful full width principal bedroom suite with built-in wardrobes and luxurious en-suite bathroom complete with a large walk-in shower, separate bath and impressive tall double wash hand basins. This very well-presented family home of approximately 1917 sq ft is cleverly configured, oozes style and has a wonderful feel throughout. Iffley Road is ideally located for the amenities of Brackenbury Village and is within walking distance of the beautiful green spaces of Ravenscourt Park. There are also excellent state and private schools nearby, as well as the transport hubs of Hammersmith and Shepherd's Bush and the retail, restaurant and leisure facilities of Westfield London and soon to be re-opened Olympia!

PRICE GUIDE £1,895,000
FREEHOLD

SUBJECT TO CONTRACT









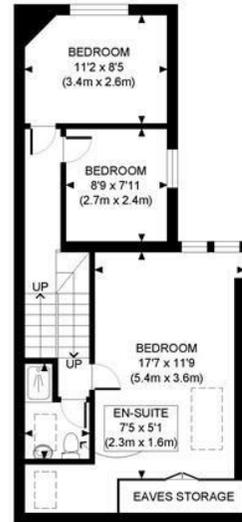
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 756 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 633 SQ FT



BASEMENT
GROSS INTERNAL
FLOOR AREA 231 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 555 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 528 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE AND CELLAR: 2175 SQ FT/ 202 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE AND CELLAR: 1917 SQ FT/ 178 SQM

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ONE STOP SHOP FOR PROPERTY MARKETING

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