



Emlyn Road, London **W12**

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A stunning five bedroom semi-detached house with a magnificent 70ft garden.

Emlyn Road is ideally located within a short walking distance to the wonderful array of independent shops, cafes, restaurants, and boutique stores of Askew Village, and Turnham Green Terrace, Chiswick.



Guide price: £2,150,000

Tenure: Freehold

Local authority: London Borough of Hammersmith and Fulham

Council tax band: G



This beautifully refurbished semi-detached house on Emlyn Road offers modern living with high-end finishes and features four bedrooms and two bathrooms. Located close to Stamford Brook, it provides an excellent balance of reception space and bedroom accommodation. The ground floor boasts a spacious, contemporary kitchen with a vaulted ceiling above the dining area and sliding doors leading to a magnificent garden. The bright, open-plan living and dining area is perfect for entertaining. Additionally, there is a separate toilet and a utility room. The first floor includes four well-proportioned bedrooms and a family bathroom. On the second floor, you'll find a bedroom and an additional bathroom. Outside, the property features a secluded 70-foot landscaped garden with a good size summer house, ideal for relaxing and outdoor activities. Additional benefits include off-street parking for convenience and security.

Within close proximity to the house, there are excellent transport links including Stamford Brook and Turnham Green tube stations (District line) and numerous bus links on Goldhawk Road. The location also offers easy access to central London via the A4, and to Heathrow Airport and the west of England via the M4.







Approximate Internal Floor Area
178.4 sq m / 1920 sq ft
Plus Storage Areas
35.4 sq m / 382 sq ft
Total Area Shown On Plan
213.8 sq m / 2302 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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