



## Adelaide Grove, W12

A beautifully presented three-bedroom period family home offering close to 1,200 Sq. ft in accommodation situated over three floors. The house is located on a popular residential tree-lined street in the heart of Shepherds Bush.

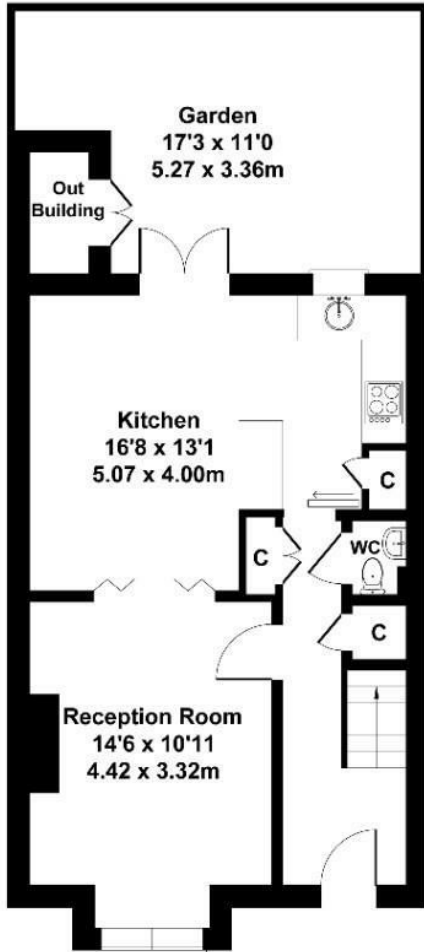
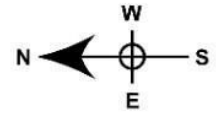
The property has retained many of its original features whilst undergoing some refurbishments. It comprises of three good sized bedrooms, two bathrooms - one en-suite, a guest WC, a utility room and a spacious reception room with double wooden doors leading onto an open-plan kitchen/dining area. The double French doors open onto a secluded private patio.

- Three-bedroom period family house
- Two-bathrooms (one en-suite)
- Open plan kitchen/dining area
- Original features
- Secluded patio
- Popular and residential tree-lined street
- Array of amenities and transport links within easy reach
- Excellent schools nearby

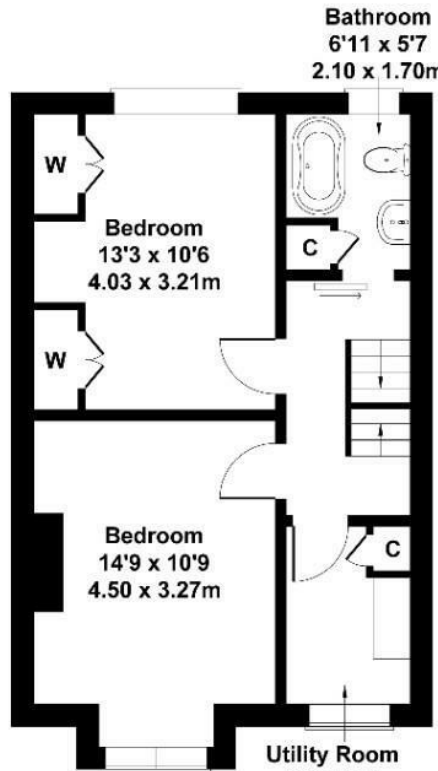
£1,050,000

# Adelaide Grove

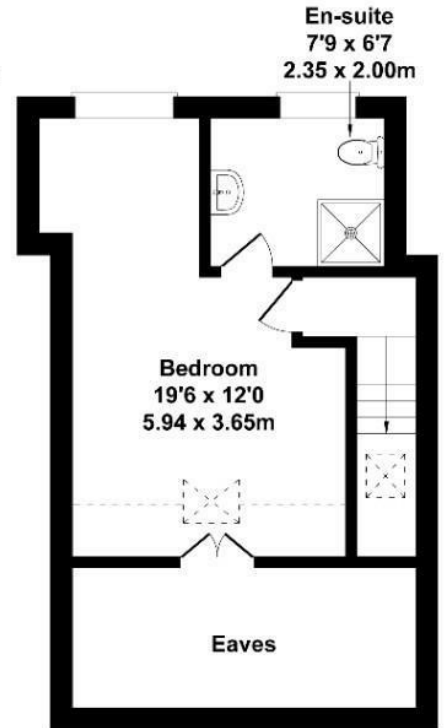
Approximate Gross Internal Area  
1195 sq ft - 111 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 60                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |