



## 75 Ashbourne Road, London, W5 3DH

### Guide Price £2,395,000

Discover the epitome of luxurious living in this stunning detached house on Ashbourne Road, W5. This extensively extended and refurbished property offers a unique blend of modern elegance and versatile living.

**Spacious Detached House:** This substantial home is perfect for those who appreciate spacious living. The property provides ample room for various living arrangements.

**Versatile Accommodation:** The house is arranged to provide versatile living accommodation, offering the flexibility to use it as a single-family home or for multi-generational living. Both the ground and first floors feature kitchens, providing independent living spaces.

**Self-Contained Studio:** The second floor boasts a self-contained studio, adding an extra layer of privacy and versatility. Ideal for guests, adult children, or as a home office, this space enhances the adaptability of the property.

**Extensive Refurbishments:** Meticulous refurbishments have been undertaken, ensuring a contemporary and well-maintained interior. The property is move-in ready, allowing the new owners to enjoy the benefits of a modern lifestyle from day one.

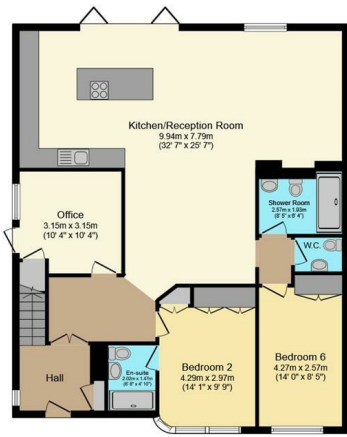
**Large Garden:** Step into the expansive garden, a haven for outdoor enthusiasts. This outdoor space provides opportunities for relaxation, entertainment, and gardening activities.

**Off-Road Parking:** Convenience is key with a driveway that accommodates 2/3 vehicles.

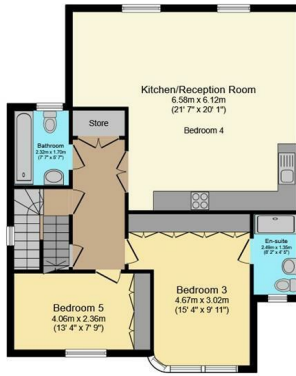
**Desirable Location:** Situated in the sought-after Ashbourne Road, W5, the property offers proximity to local amenities, schools, and convenient transportation options. The location adds value to the overall lifestyle that this residence affords.

**Future Potential:** The property presents exciting opportunities for future customisation or expansion, ensuring it can adapt to the evolving needs of the new owners.

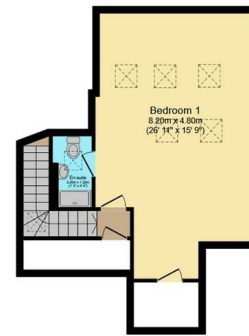
Designed for modern living, tailored to accommodate various lifestyles. Contact us today to arrange a viewing.



**Ground Floor**



**First Floor**

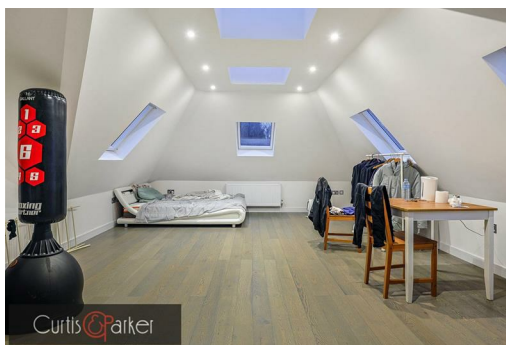
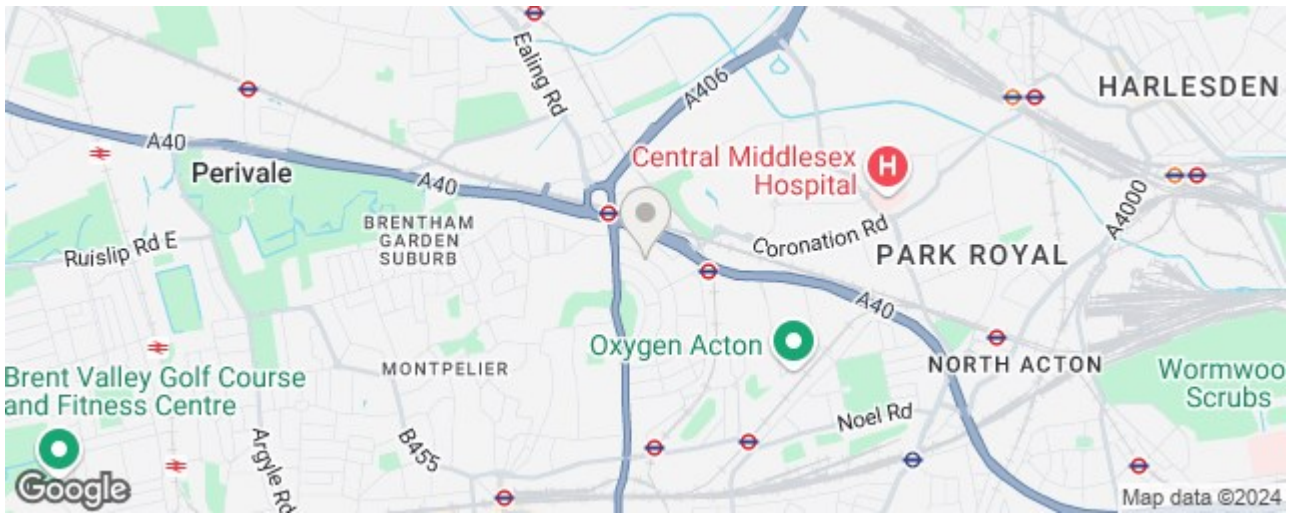


**Second Floor**



Total floor area 245.7 m<sup>2</sup> (2,645 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	B	B
78	78	65	65

