



35 Bowes Road  
London, W3

CHESTERTONS









A spacious, semi detached house, which is currently arranged as bedsit/studio rooms, is in need of some reconfiguration and is perfect for someone wishing to take on a refurbishment project.

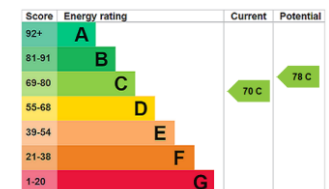
The house is configured with two reception rooms and kitchen on the ground floor, three bedrooms and bathroom on the first floor, and a large loft room with ensuite shower. To the rear there is a large 80'ft garden.

*(The gardens of no 35 and 37 have been combined and there is a studio house which has been erected over both the titles, this will need to be addressed at negotiation and conveyancing stage of proceedings - please contact the office for further advice on this situation)*

Bowes Road is a quiet residential street located just off Frairs Place Lane ideally located close to East Acton, Acton Central and Acton Main Line stations, as well as excellent schools, local shops and the A40.

- Semi-detached Period House
- In need of reconfiguration
- Arranged as bedsits/studio room
- Large rear garden
- Quiet Residential Road

Asking Price £1,100,000



**Tenure:** Freehold

**Service Charge:** n/a

**Ground Rent:** n/a

**Local Authority:** Ealing Council

**Council Tax Band:** F

**Chestertons Chiswick Sales**

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# Bowes Road

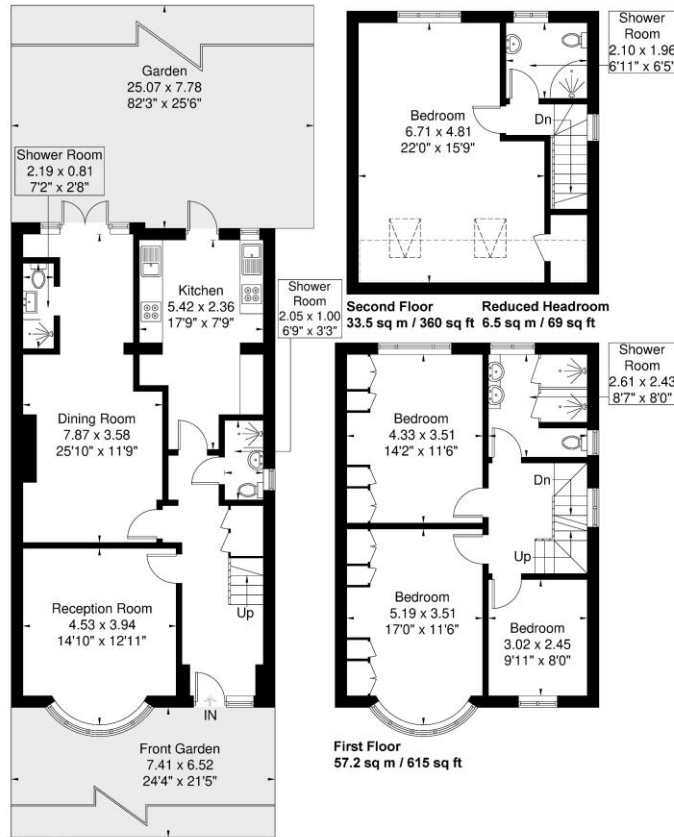
Approximate Gross Internal Area = 167.5 sq m / 1790 sq ft

Reduced Headroom = 6.5 sq m / 69 sq ft

Total = 174 sq m / 1859 sq ft



Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
75.8 sq m / 815 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.

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