

# ANTHONY JAMES MANSER

Residential Sales & Lettings



## 12 The Grove

Isleworth, TW7 4JZ

**Guide Price £1,850,000**

A unique and rare opportunity to purchase a substantial Victorian villa situated within the Spring Grove conservation area and noted as a positive contributor to the Heritage of the borough. This home is of magnificent proportion throughout and is built over four floors and briefly comprises a potential independent living unit on the lower ground floor, the upper ground floor provides two glorious high ceiling reception rooms, kitchen and cloakroom, the first floor consists of three double bedrooms, dressing room and bathroom and the top floor boasts a further three double bedrooms and bathroom. There is a host of original features including doors, cornice work and a beautiful staircase with its crafted hand rail. Externally there is a large rear garden with side access. This home requires sympathetic renovation and improvement to restore its original Victorian lustre. It lends itself to a multiple of uses subject to planning permission. The potential is enormous from a superb family residence to a nursing home, to a nursery business and conversion to luxury apartments. This home is being sold as seen with its current contents and is available chain free. Serious enquiries only please from those potential purchasers that are genuinely in a position to proceed.

- A Substantial Detached Victorian Villa Built over Four Floors
- Situated within the "Spring Grove Conservation Area" and noted as a Positive Contributor to the Heritage of the Borough
- Requiring Sympathetic Restoration Throughout
- Multiple Uses Subject to Planning Permission
- Six Double Bedrooms
- Glorious High Ceilings in Reception Rooms
- Magnificent Staircase with its Original Bannister Rails, Spindles and Newell Posts
- Potential for an Independent Living Unit on the Lower Ground Floor
- Large Rear Garden with Side Access
- Chain Free

### Viewing

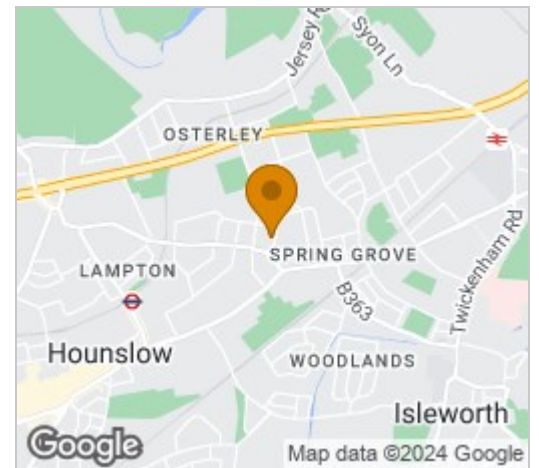
Please contact our Sales Office on 020 8847 0488 if you wish to arrange a viewing appointment for this property or require further information.



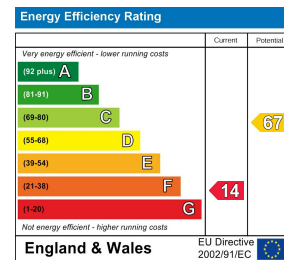
## Floor Plan



## Area Map



## Energy Efficiency Graph



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