

FLETCHERS

ESTATE AGENTS



Black Lion Lane, W6

£750,000

A rare opportunity to purchase a wonderful, ground floor conversion with a private garden situated within an attractive Victorian building. Arranged laterally, this excellent garden flat comprises of two generous bedrooms, a bathroom suite, a separate kitchen and a spacious reception room at the rear perfect for entertaining.

The reception room benefits from being dual aspect and provides access out into a large, west facing rear garden. At the end of the garden there is a further outbuilding that would work well as a home office or art studio.

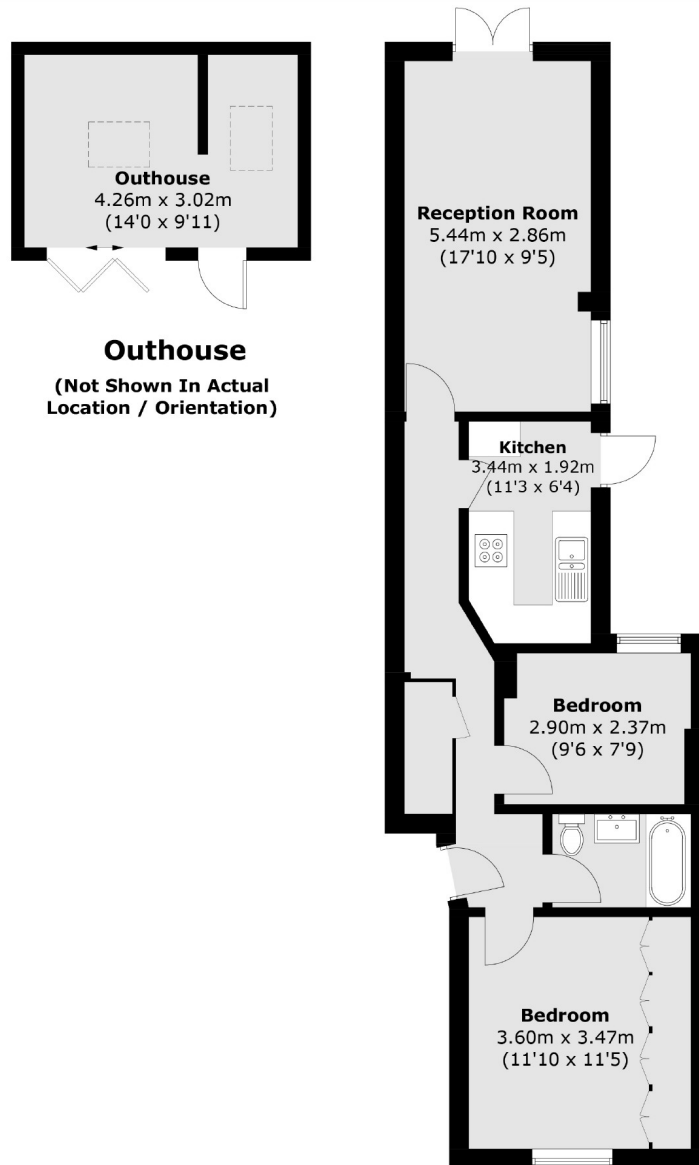
The property is offered with no onward chain and a long lease.

Black Lion Lane is located excellently for the local amenities of the conservation area itself with many excellent pubs and restaurants nearby. The Carpenters Arms is known locally for its excellent food and selection of craft beers. The house is also within catchment of some outstanding local schools. The Thames Path is under a mile away as are the restaurants, shops & boutiques of Chiswick High Road and King Street. The green space of the popular St.Peters Square is only a street away.

• Ground Floor Flat • Laterally Arranged • Two Bedrooms • Private West Facing Garden • Outbuilding At The Rear • St.Peter's Conservation Area •

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Ground Floor

Total area (approx.): 56.4 sq. m (607.1 sq. ft)
Outhouse (approx.): 12.7 sq. m (136.7 sq. ft)

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