

# FLETCHERS

## ESTATE AGENTS



### Somerset Square, W14

£4,700,000

A exceptionally refurbished and immaculately presented four bedroom home in a highly sought-after road on Somerset Square. On the ground floor you have off-street parking and a garage before entering the property into an airy hallway with a guest bathroom and separate utility before you reach the rear of the property where it opens out into a contemporary air-conditioned kitchen and dining room with under floor heating. The kitchen has been extended to maximise space and includes integrated appliances and remote controlled blinds for the sky-light. The kitchen boasts bio-fold doors opening out onto a well maintained garden with patio area offering plenty of natural light through to the kitchen and dining room.

The first floor benefits a double reception with traditional oak flooring with underfloor heating, newly installed floor to ceiling sash windows, air conditioning and additional central heating radiators. Sonos sound system is cleverly installed, ideal for both personal enjoyment and entertaining.

On the second floor you have two large double bedrooms with plenty of built in storage and a jack-and-jill bathroom. An additional bedroom or office is also on this level, convenience for WFH in comfortable surroundings. The top floor boasts the master suite complete with a separate walk in wardrobe and bathroom suite. The primary bedroom has lymphatically installed air conditioning and benefits from a west facing terrace.

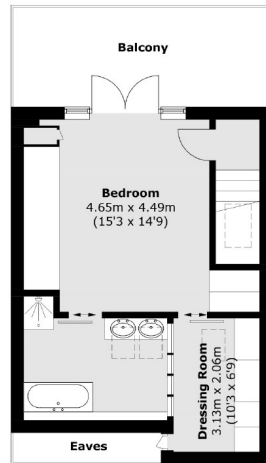
This wonderful home has been modernised beautifully, yet retains its charm and character and is a must-see.

Somerset Square is located just off Addison Road. It is also superbly positioned for easy access to the green space of Holland Park and Brook Green & the excellent amenities, bars and restaurants, Westfield Shopping Centre has to offer. It is also under a mile from Shepherds Bush Station (Central line and Overground) and Kensington Olympia (District Line). The house is under a mile from some of the finest schools in West London with The cardinal Vaughan Memorial School, Jacques Prevert and St Pauls to name a few.

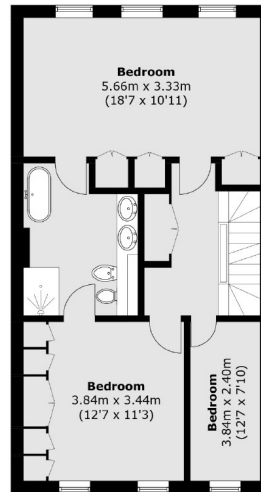
• Four Bedrooms • Three Bathrooms • Open Plan Kitchen/Dining • Double Reception • Off Street Parking • Garage •

# FLETCHERS

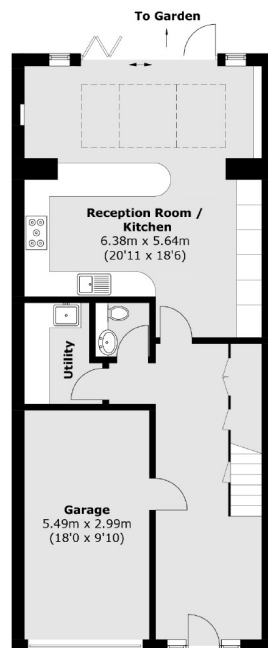
## ESTATE AGENTS



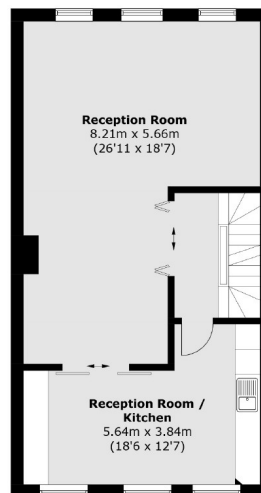
**Third / Top Floor**



**Second Floor**



**Ground Floor**



**First Floor**

Total area (approx.): 246.7 sq. m (2,673.5 sq. ft)  
Balcony area (approx.): 14.7 sq. m (158.2 sq. ft)  
(Including Garage / Excluding Eaves)

Fletchers Brook Green Sales  
144 Shepherds Bush Road, Hammersmith, London, W6 7PB  
020 7603 1415  
[brookgreensales@fletcherestates.com](mailto:brookgreensales@fletcherestates.com)

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.