

Augustine Road, London W8



# A stylish family home on a prime road in Brook Green

A handsome Victorian home set over four floors extending to 2,783 sq ft and boasting a charming annexe. Accommodation comprises; four double bedrooms, four bathrooms, two reception rooms, a modern fitted kitchen and basement/cellar.

The Annexe offers superb entertaining space from the garden, but also boasts a kitchenette, bathroom and mezzanine sleeping area; perfect for family or house guests.



**Guide price:** £2,950,000

**Tenure:** Available freehold

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** G







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## Location

Augustine Road is a wide residential street of distinctive period buildings situated a short distance from High Street Kensington and Hammersmith Broadway, conveniently located for excellent shopping facilities. The open space on Brook Green is just metres away. A quiet residential street that is well placed for easy access to the M4, Heathrow and the West, yet relatively central. Barons Court and West Kensington underground stations (District and Piccadilly lines) are a short distance away.







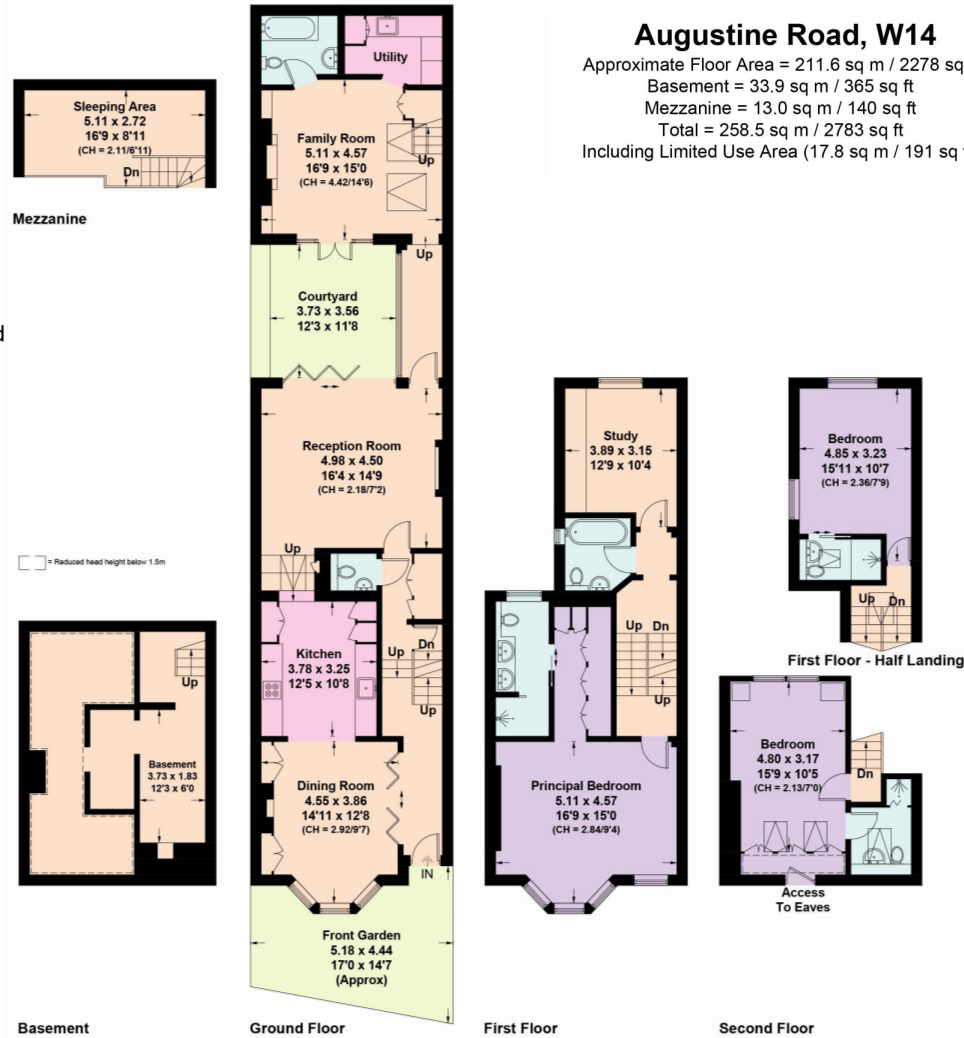


## Augustine Road, W14

Approximate Floor Area = 211.6 sq m / 2278 sq ft  
 Basement = 33.9 sq m / 365 sq ft  
 Mezzanine = 13.0 sq m / 140 sq ft  
 Total = 258.5 sq m / 2783 sq ft  
 Including Limited Use Area (17.8 sq m / 191 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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