



Anley Road W14



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5 BEDROOMS

DOUBLE RECEPTION

FULL WIDTH KITCHEN/BREAKFAST ROOM

3 BATHROOMS (2 EN SUITE)

2 STUDIES

GUEST CLOAKROOM & UTILITY ROOM

PAVED & WALLED GARDEN

2 ROOF TERRACES

EPC RATING D 66

COUNCIL TAX BAND G

A truly fabulous end of terrace 5 bedroom Victorian house which has excellent lateral living/entertaining space on the ground floor, a secluded southerly walled patio garden and roof terrace.

The elegant double reception has a wonderful smoked oak floor, Chesney marble fireplace intricate cornicing and the width augments as you progress to the sensational kitchen/breakfast to the rear which has 3 sets of French doors to the York stone patio garden. The impressive first floor is dedicated to the principal bedroom suite which opens onto the roof terrace. There is also a study on the first floor half landing and guest cloakroom/utility on the ground floor. There are 4 further double bedrooms on the upper floors, a contemporary bathroom, en suite shower room and another study on the top floor. This generous and well configured house is flooded with light, oozes cool elegance throughout and can be moved into without further expense.

PRICE GUIDE £2,725,000
FREEHOLD

SUBJECT TO CONTRACT



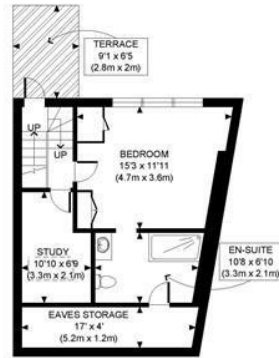








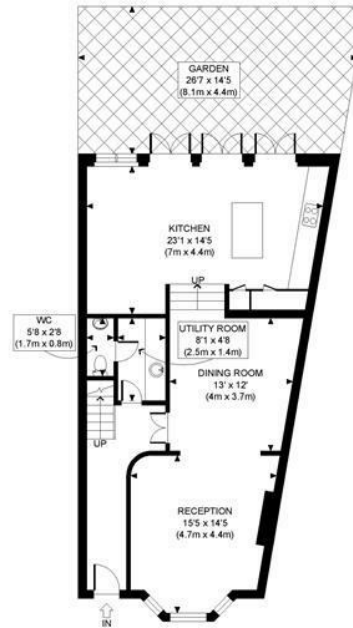
ANLEY ROAD, W14



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 440 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 365 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 564 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 861 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 597 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2462 SQ FT/ 229 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2387 SQ FT/ 222 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.