



Ingersoll Road W12



# Ingersoll Road W12

**5 DOUBLE BEDROOMS**  
**DOUBLE RECEPTION**  
**KITCHEN/BREAKFAST ROOM**  
**PAVED GARDEN**  
**2 BATHROOMS**  
**CHAIN FREE**  
**EPC RATING D 62**  
**COUNCIL TAX BAND G**

A delightful 5 bedroom Victorian terraced home with very good living/entertaining space and a generous paved garden. The ground floor is open from front to back with the double reception to the front with bay window, feature fireplace and wood floor; there is a further feature fireplace to the rear of the room and French doors opening into the full width kitchen/breakfast room. The kitchen/breakfast room has a part glassed roof, abundant storage and folding doors onto the garden. There is access to cellar storage on this floor. There are 5 double bedrooms and 2 bathrooms on the upper floors with all of the bedrooms having built-in cupboards and feature fireplaces. This charming house of approximately 2000 sq ft has an abundance of original features, a lovely feel and provides well-balanced family living space. Whilst the house appears to be in good order throughout there is scope to upgrade to one's own taste and style.

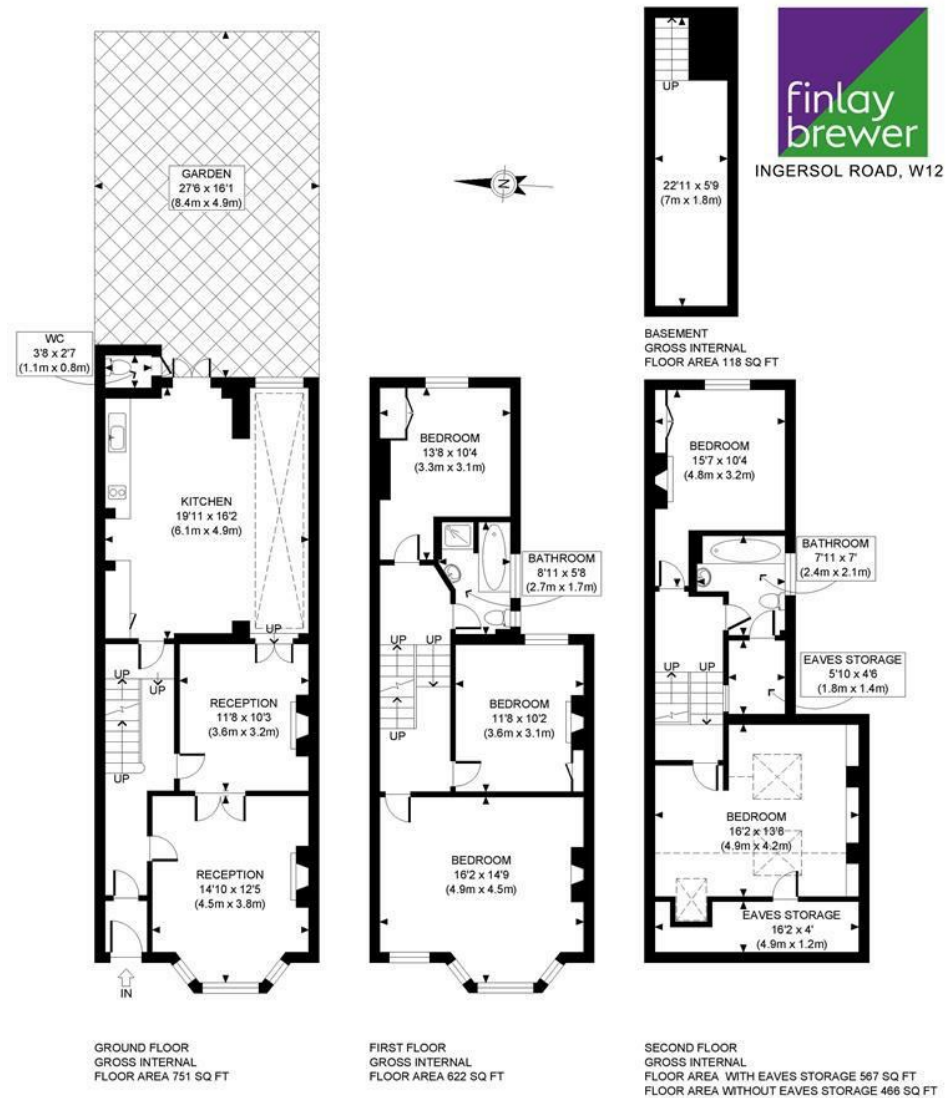
**PRICE GUIDE £1,500,000**  
**FREEHOLD**

**SUBJECT TO CONTRACT**









APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2058 SQ FT/ 191 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1957 SQ FT/ 182 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.