



Edith Road W14



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4 DOUBLE BEDROOMS

2 RECEPTIONS

KITCHEN/DINING ROOM

3 BATHROOMS/2 SHOWER ROOMS (1 EN SUITE)

GAMES/MEDIA ROOM

STUDY

WALLED SOUTHERLY GARDEN

2 RAILED BALCONIES

AIR CONDITIONING

EPC RATING D 63 | COUNCIL TAX BAND H

A handsome and substantial 4 double bedroom Victorian house with excellent living/entertaining space over the raised ground and lower ground floors with a large, walled southerly garden and 2 balconies.

The high-ceilinged, elegant reception on the raised ground floor has a shuttered bay window to the front; 2 feature fireplaces and a wood floor. French doors open onto a balcony overlooking the garden. There is also a generous study with garden views to the rear of this floor. The lower ground floor has been opened up from front to back to create a wonderful games/media room to the front with bay window; a custom-built kitchen with a central island to the centre and the dining area overlooking the garden at the rear. Floor-to-ceiling glass sliding doors open onto the tiered garden which is initially paved with steps leading up to the raised lawned area. There is also a guest cloak/shower room on this level and a separate entrance to the front. There are 4 generous double bedrooms and 4 bathrooms on the upper floors including the sensational principal bedroom suite which occupies the entire first floor with a dressing area to the front and en suite shower room. This impressive period house of approximately 2,961 sq ft is flooded with light, has a great feel and occupies an excellent position on this wide residential street. It is moments from the exciting new Olympia London development with all its cultural, entertainment and fine dining venues.

PRICE GUIDE £2,975,000
FREEHOLD

SUBJECT TO CONTRACT



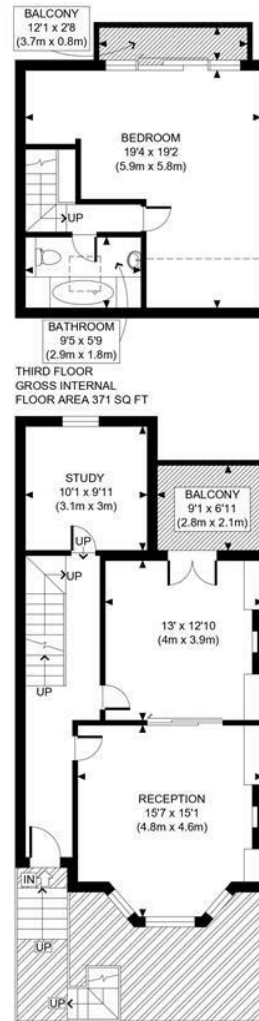
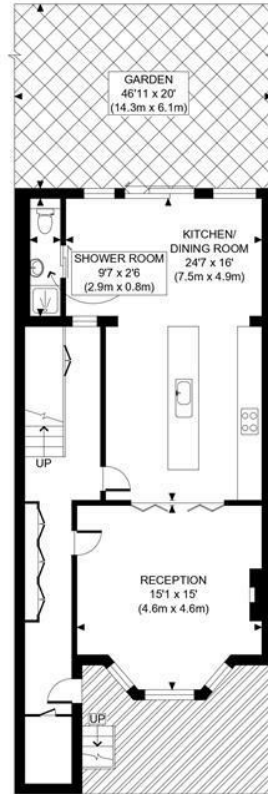








EDITH ROAD, W14



APPROX. GROSS INTERNAL FLOOR AREA: 2961 SQ FT / 275 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.