

A modern dining and living area with a wooden table, black chairs, and large windows. The room features a high ceiling with a skylight, a wooden sideboard with framed art, and a large window looking out onto a garden. The floor is made of wide-plank wood. In the foreground, there is a dining table with black chairs. To the left, a wooden sideboard holds various plants and framed art. To the right, there are two leather armchairs, a small green table, and a large potted plant. A black wood-burning stove is visible on the far right. The overall aesthetic is contemporary and minimalist.

Goldhawk Road W12

**finlay
brewer**

Goldhawk Road W12

5 DOUBLE BEDROOMS

RECEPTION

29' KITCHEN/BREAKFAST/DINING ROOM

MEDIA /TV ROOM

**3 BATHROOMS (1 EN SUITE) & GUEST
CLOAKROOM**

VERANDAH & 80' GARDEN

GARDEN STUDIO

OFF STREET PARKING

SIDE ACCESS

EPC RATING D 55 II COUNCIL TAX BAND G

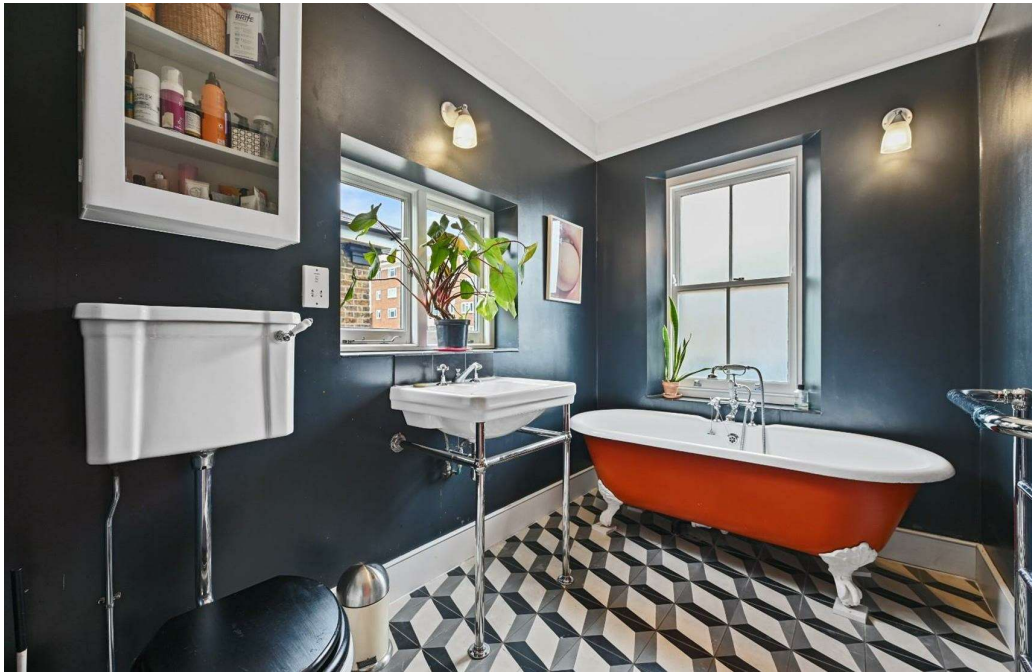
A spacious semi-detached, lateral 5 bedroom period house with a truly wonderful walled 80' southerly garden, a garden studio, good sized potting shed and off street parking. The raised ground floor has been opened and extended from front to back to create a sensational open plan living/entertaining space. The formal reception area at the front has a floor to ceiling window with bespoke shutters, feature fireplace with built-in bookshelves either side and engineered oak floor throughout. There is also a guest cloakroom on this floor. The kitchen with central marble island is in the centre and there is a fabulous full width dining/family area to the rear with a wood burning stove and Crittall doors and windows opening onto a veranda-style decked terrace. Steps lead down to the beautiful garden which is initially paved and then lawned with mature shrubs and trees. There is a useful garden studio and potting shed to the rear and a well-stocked vegetable/fruit/herb garden. On the lower ground floor there are 3 double bedrooms; a 2nd reception/media room; a shower room and utility room with 2 of the bedrooms having direct access to the garden. There are 2 double bedrooms and a generous bathroom on the first floor including the fabulous principal bedroom suite which has a walk-in dressing room and en suite shower room. The vaulted loft space has been boarded and there is extensive eaves storage. This fabulous family house of approximately 2,300 sq ft provides truly flexible accommodation over 3 floors and retains an abundance of period features.

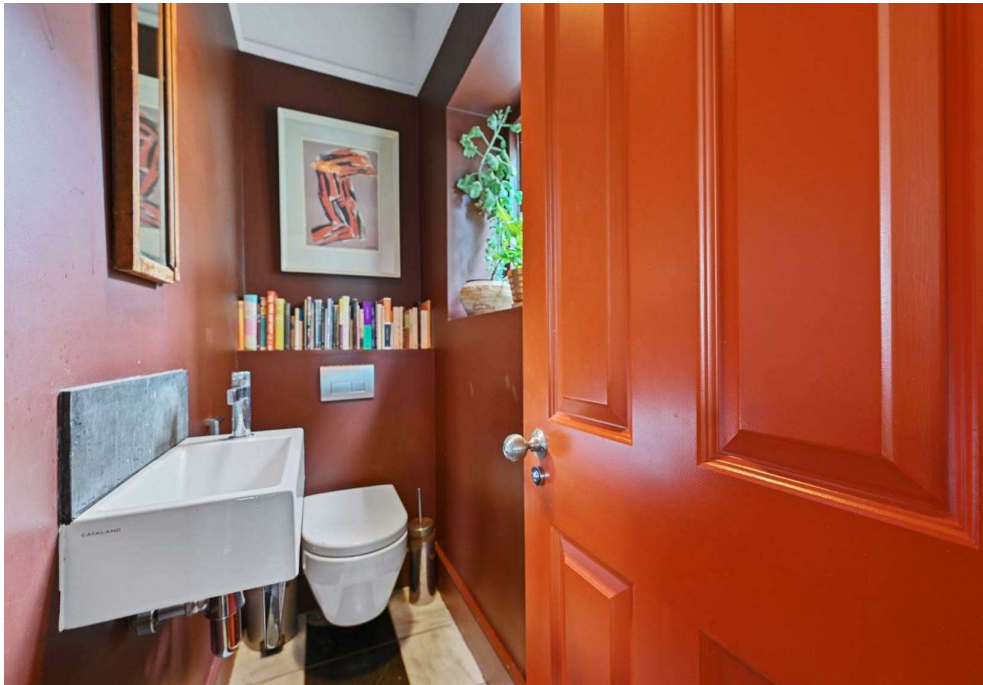
PRICE GUIDE £2,000,000
FREEHOLD

SUBJECT TO CONTRACT



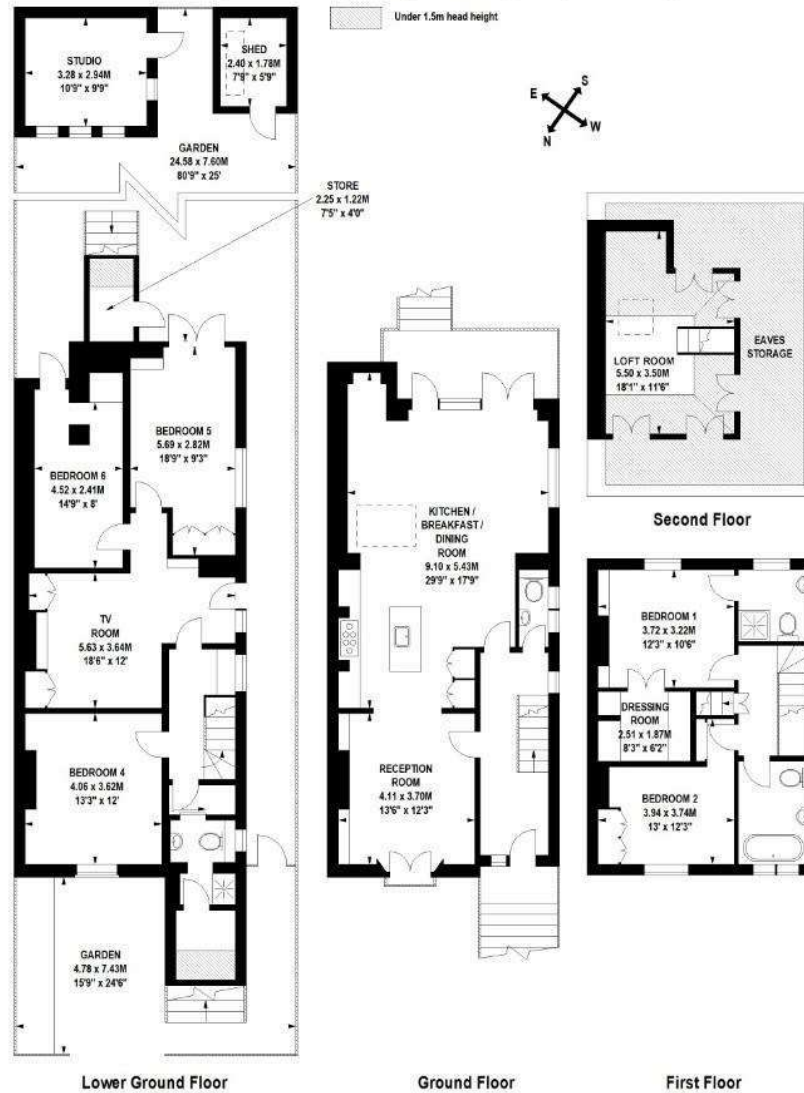






Goldhawk Road, W12

Approximate Gross Internal Area 213 sq m / 2293 sq ft
Excluding Studio, Shed, and Store of Approximately 14 sq m / 151 sq ft
Excluding Eaves Storage of Approximately 24 sq m / 258 sq ft



Floor Plan produced for Finlay Brewer by Mays Floorplans. © Tel 020 3397 4594.
Illustration for identification purposes only, not to scale.
All measurements are maximum, and include wardrobes and window bays where applicable.
This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.