



Irving Road W14

finlay  
brewer



# Irving Road W14

**4 DOUBLE BEDROOMS**

**3 BATHROOMS (2 EN SUITE)**

**OPEN PLAN RECEPTION/KITCHEN/DINING ROOM**

**GUEST CLOAKROOM**

**STORAGE**

**SOUTH WESTERLY ROOF TERRACE & JULIET  
BALCONY**

**EPC RATING D**

**COUNCIL TAX BAND E**

**LEASE LENGTH: 976 YRS APX**

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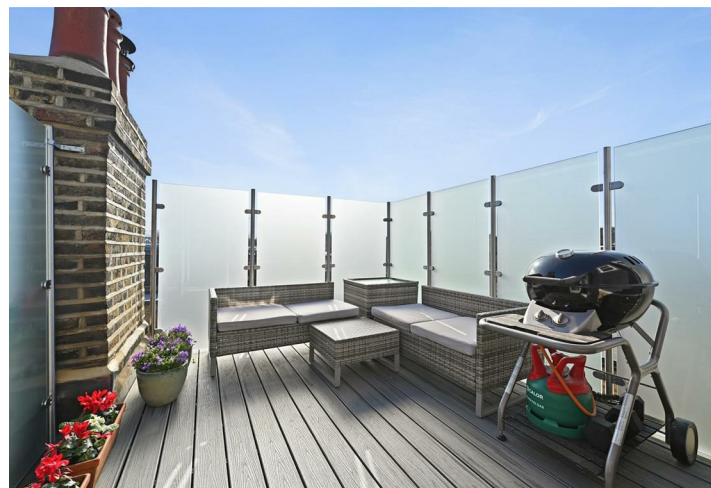
A fabulous 4 double bedroom upper maisonette with very good living/entertaining space and a generous southerly roof terrace.

The raised ground floor has been opened up from front to back to create a wonderful open plan reception/kitchen/dining room with a bay window and feature fireplace to the front and generous kitchen/dining area to the rear with fully integrated appliances, excellent storage, marble countertops and a sash window flooding the room with light. There is a double bedroom to the rear of this floor with built-in storage. The full-width principal bedroom suite is to the front of the 1st floor with abundant built-in storage and part-tiled en suite bathroom. There is also a 2nd bedroom, shower room and guest cloakroom on this floor. The 3rd double bedroom occupies the top floor with en suite shower room and a Juliet balcony to the rear. The spacious decked roof terrace is accessed via the first half landing. This beautifully presented and well-configured property is truly turnkey and can be moved into without further expense. It is also ideally located in the heart of Brook Green in close proximity to a number of gastro pubs and restaurants and amenities of Blythe Road. The transport hub at Hammersmith Broadway is also within walking distance.

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**£1,325,000**  
**FREEHOLD**

**SUBJECT TO CONTRACT**













IRVING ROAD, W14



## PROPERTY PHOTO PLANS<sup>CO.UK</sup>

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.