

BRACEWELL ROAD







## Bracewell Road, W10

An elegant mid-terraced period house that has been subject to a meticulous refurbishment. This family home is arranged over three floors; the ground floor has an attractive entrance hall, downstairs cloakroom/WC, classical double reception room that leads to a stunning kitchen with folding glass doors to the west-facing garden. The first floor has a large double room with an office that could be converted into an en-suite bathroom, a bathroom and a further double bedroom. The second floor has the third bedroom, family bathroom and access the loft that could be converted to a further bedroom, subject to the necessary consents.













# Bracewell Road, W10 - Freehold

Local Authority **Royal Borough of Kensington & Chelsea**

Bracewell Road is within walking distance of the shops, restaurants and transport links in and around North Kensington, Ladbroke Grove, Portobello Road and Golborne Road. The wide open spaces of Little Scrubs and Wormwood Scrubs are just a stone's throw away. Westfield Shopping Centre is also within walking distance, as is White City underground station on the Central line.

- Three bedrooms
- Two bathrooms
- Double reception room
- Kitchen family room
- West-facing patio garden
- Recently refurbished
- Council Tax Band: F
- EPC Rating: D



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

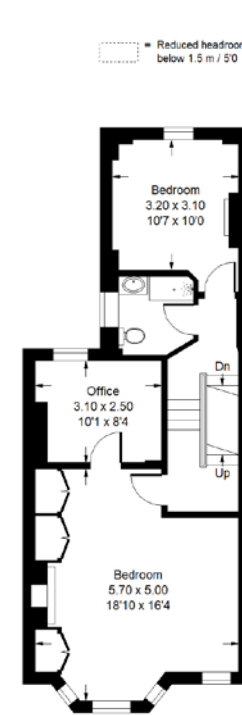


Ground Floor

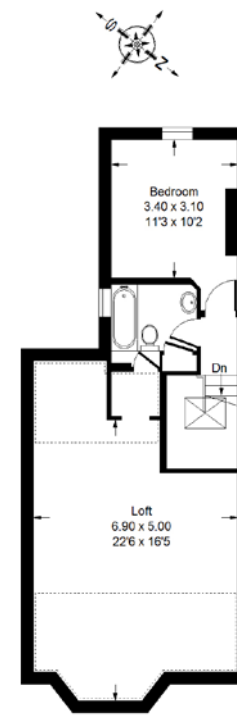
Approx. Gross Internal Area  
= 155.9 sq m / 1678 sq ft

Loft Area Excluding Restricted Height  
= 17.9 sq m / 193 sq ft

Gross Internal Area (Including Loft & Restricted Height)  
= 190 sq m / 2044 sq ft



First Floor



First Floor

## LONDON OFFICES

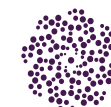
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