

# FLETCHERS

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**Esmond Road, W4**

**£1,100,000**

A opportunity to purchase a truly unique ground floor flat in Bedford Park, with West facing garden and an incredibly rare fully detached, two storey original Victorian studio. A must see property spanning a total of circa 1861 sq foot.



The main flat has original features throughout and consists of two main large rooms - the bedroom to the front which benefits from a bay window, and a spacious main reception which has floor to ceiling double doors leading out to the garden. Beyond this, a dining room leads through to the separate kitchen and family bathroom. The flat has further benefits, including a sizable cellar, and side access via a passageway which takes you from the front to the rear of the house.

Outside, the garden is West facing, with a patio area which leads back towards the Studio.

The most unique part of this property is most certainly the garden studio. An original Victorian building, split over two floors and including a bathroom and small kitchenette. With so many uses having previously been used as a workshop, but could easily become its own self contained dwelling, a spectacular Summer house or a perfect work-from-home space.

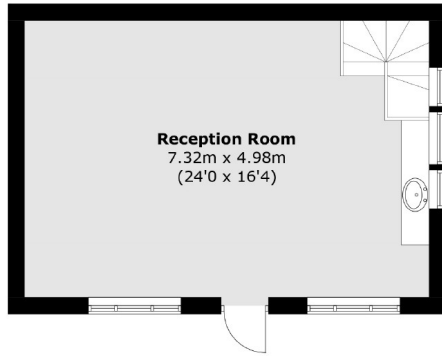
Esmond Road is a tree lined residential road in the much sought after Bedford Park, with a selection of boutique's, café's and restaurants available locally on Turnham Green Terrace and Chiswick High Road, as well as Turnham Green underground station.

- Large Garden Flat • Original Features • Two Storey Studio •
- West Facing Garden • Share of Freehold • Bedford Park •

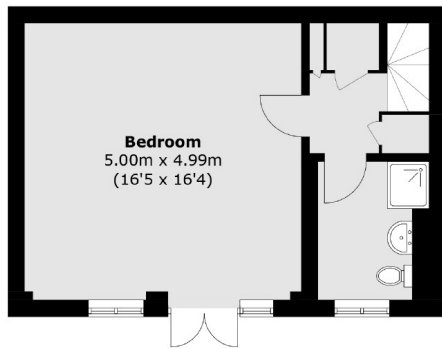


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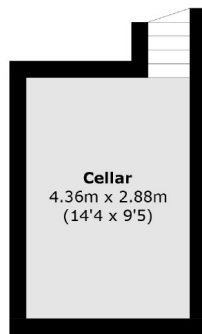
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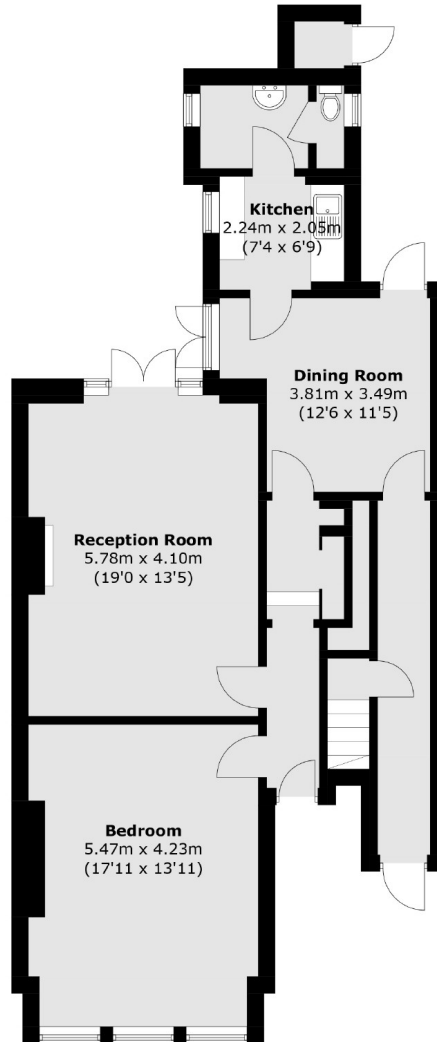
**Garden Studio - Raised Ground Floor**



**Garden Studio - Lower Ground Floor**



**Cellar**



**Ground Floor**

Total area (approx.): 99.7 sq. m (1,073.2 sq. ft)  
(Including Cellar)  
Outbuilding area : 73.3 sq. m (788.9 sq. ft)  
External Cupboard area : 0.9 sq. m (9.7 sq. ft)

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