



andrew nunn
ASSOCIATES

£6,995,000

Queen Annes Gardens

London, W4 1TU

PROPERTY SUMMARY

A stunning example of a detached Grade II listed Bedford Park house attributed to Norman Shaw, situated in one of the area's prime residential roads and enjoying a generous 225m² rear garden. Offering 4132sqft of accommodation and benefitting from one of Bedford Park's larger west-facing gardens, the property is steeped in history and retains period detail such as open fireplaces, stripped wood flooring, decorative ceiling cornicing, stained glass along with dado and picture rails. In recent years the house has been improved to suit modern-day living and now comprises; Hallway, four reception rooms, inner hall with coats cupboard, access to cellar and cloakroom/sauna. A magnificent kitchen/dining room offers an "industrial feel" with exposed brickwork and a feature glass wall overlooking the recently landscaped rear garden. On the first floor are three bedrooms, including the spacious master suite, and separate cloakroom whilst on the second are a further three double bedrooms, family bathroom and separate cloakroom. Large bonus room/playroom in the loft. Outside is off-street parking, second cellar and covered bike storage leading to a fabulous 55' x 52' west-facing garden which is mainly laid to lawn with well-stocked flower borders.

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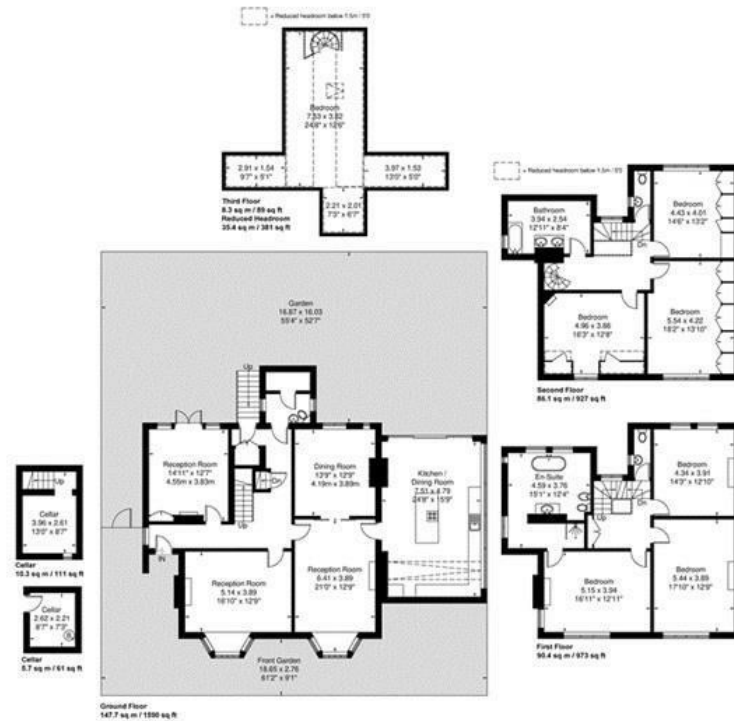


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Queen Annes Gardens
 Approximate Gross Internal Area = 348.5 sq m / 3751 sq ft
 Reduced Headroom = 35.4 sq m / 381 sq ft
 Total = 383.9 sq m / 4132 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 The floorplan is for illustrative purposes only and not to scale.
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LOCAL AUTHORITY

Ealing

TENURE

Freehold

COUNCIL TAX BAND

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VIEWINGS

By prior appointment only

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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