



andrew nunn  
ASSOCIATES

£2,750,000  
Lonsdale Road  
London, W4 1ND



## PROPERTY SUMMARY

A charming double fronted family home situated in this quiet and leafy road in Bedford Park being just a short walk to Turnham Green Terrace and Chiswick High Road. This characterful property retains many original features whilst offering excellent lateral family living space. The ground floor is semi open plan and comprises of a contemporary kitchen linked to the dining room at the front and the family room to the rear which in turn leads into the formal sitting room. The kitchen and family room offer direct access to a beautifully presented garden. Cellar and cloakroom. The first floor comprises of a spacious master bedroom with an abundance of storage and a modern en-suite shower room; two further double bedrooms; a family bathroom; and a study/nursery. To the top floor are a further two double bedrooms both offering fitted wardrobes and eaves storage, and a bathroom. The rear garden is mainly laid to lawn with patio and well stocked flower borders. Freehold.

Lonsdale Road is on the southern edge of Bedford Park and is only a few minutes walk to both Turnham Green (District & Piccadilly lines) and Stamford Brook tube stations (District Line) along with the boutique shops, restaurants and independent retailers in Turnham Green Terrace and Chiswick High Road.

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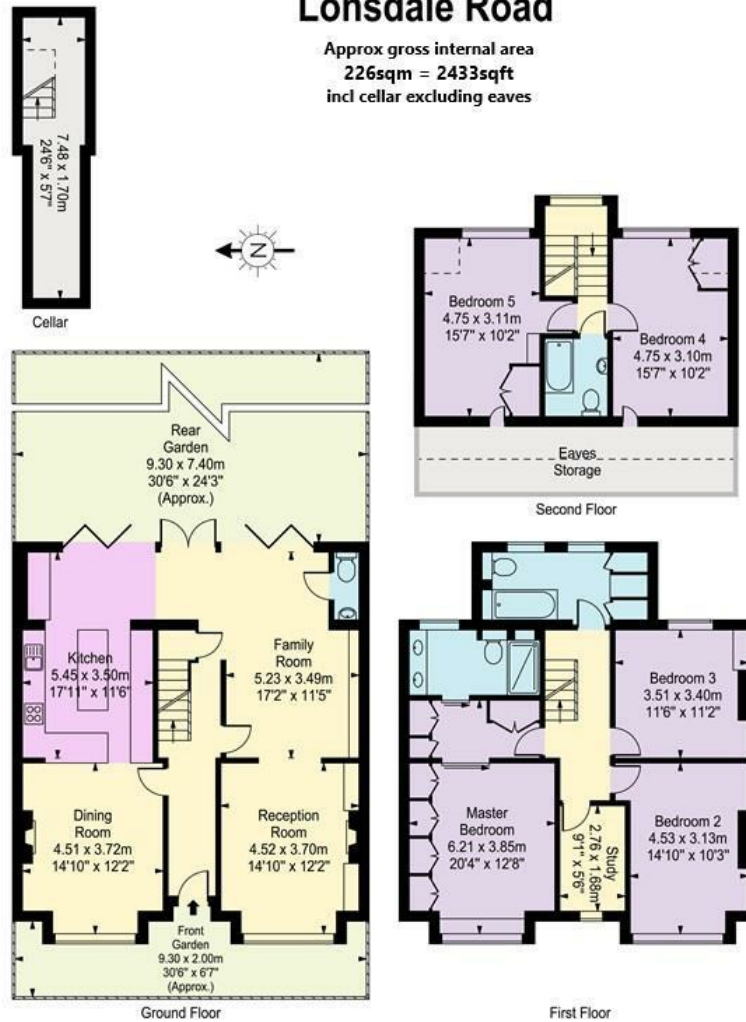
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## Lonsdale Road

Approx gross internal area  
226sqm = 2433sqft  
incl cellar excluding eaves



Every attempt is made to assure accuracy, however  
measurements are approximate and for illustrative purposes only. Not to scale.  
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)

### LOCAL AUTHORITY

### TENURE

Freehold

### COUNCIL TAX BAND

G

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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