



## St. Kilda Road, W13

£1,100,000

This stunning four bedroom family home is arranged over three spacious floors, featuring a landscaped, sun trapped garden and a private terrace. Additional benefits include a utility room and a dedicated office space, making it ideal for modern family living.

Offered chain free, this is a fantastic opportunity to secure your dream home.



The ground floor features two spacious reception rooms, a dedicated office, a utility room, and a large open plan kitchen/diner leading to a secluded, sun trapped garden. The first floor offers three generously sized double bedrooms, one with access to a private terrace, and a family bathroom,. The loft has been beautifully converted into a master bedroom.

Ideally located for all the local parks including Lammas, Walpole & Elthorne. Well regarded schools to choose from locally including both the Ofsted outstanding Oaklands primary and Elthorne High.

- Four Bedrooms • Chain Free • Private Terrace •
- Over 1,800 Sq Ft • Outstanding Schools • Excellent Transport Links •





Total area (approx): 171.59 sq m (1847 sq. ft)

(Excluding Eaves Storage & Attic Storage)

Terrace total area (approx): 9.29 sq m (100 sq. ft)

Attic Storage total area (approx): 14.77 sq m (159 sq. ft)

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