

ALEXANDER  
STEER

ASKEW CRESCENT, W12

£1,100,000

FREEHOLD

 3

 2

 2

 E

## PROPERTY FEATURES

- Excellent Condition Throughout
- Offering over 1,700sqft of Living Space
- Quiet Residential Street
- Moments from Askew Road
- Excellent Schools Nearby
- Three Double Bedrooms & Two Bathrooms



# ASKEW CRESCENT

£1,100,000

A beautifully presented & spacious, three bedroom, Victorian family home in a highly sought after residential street in Askew Village. The house has a real feeling of space with excellent ceiling height throughout and has much of its original charm retained despite being tastefully modernised by the current owners. A real must see for young families and for those looking for something ready to move into in this popular location.

Entering the house down a tiled Victorian path through the front garden you come into a spacious hallway. To the right off of the hall there is a bright, bay-fronted, double reception room finished with an attractive original fireplace, excellent ceiling height and venetian shutters on the windows. The second reception works well as a dining room and overlooks the garden. To the rear you have a generous, separate kitchen facing south allowing for lots of natural light with large floor to ceiling glass doors that open out into the rear garden allowing the seamless integration of the two spaces. The kitchen is fully fitted and complete with high spec appliances, a bespoke utility/pantry cupboard and tasteful quartz countertops. Accessed via the doors in the kitchen is the private rear garden. This space has attractive stone slabs and original brick walling perfect for enjoying London's warm summer evenings. Accessed under the stairs, is a spacious cellar that is currently used by the owners as additional storage space.

On the first floor, to the front there is a generous, master bedroom complete with built-in storage and attractive sisal carpet and again benefitting from excellent ceiling height. To the rear of this floor and off of the half landing there is a stunning, four-piece bathroom suite complete with modern geometric style tiling, a walk in shower and freestanding bath. There is also a further double bedroom on this floor overlooking the gardens below. In the converted loft space there is another large double bedroom again complete with its own built in storage along with use of an en-suite bathroom and storage in the eaves. There is also some further potential to extend at the rear on the second floor subject to the relevant consents. This stunning home offers over 1700sqft of living space and is sure to be popular with young families looking for a home in this great pocket of W12.

Askew Crescent is a quiet, residential road only a street away from the locally revered Askew Road known for its brilliant selection of artisanal bakeries, independent restaurants and lovely pubs. The Ginger Pig butchers, Burnt & The Eagle are popular with locals along with more functional supermarkets such as Sainsbury's & Tesco within close proximity. The green flag award winning, Ravenscourt Park is only a few streets away with its bookable tennis courts, bowling green and stunning cherry blossoms in the spring. Local outstanding schools with consistently strong Ofsted results include The Good Shepherd Primary within 0.2 of a mile and St Stephens, St Johns XXIII, Ark Conway & Southfields under 0.6 of a mile. The house is well connected with Shepherds Bush Market tube station (Hammersmith & City, Circle line), and Shepherds Bush Underground nearby (Central and Mildmay overground Line).'





# Askew Crescent



Basement  
Approximate Floor Area  
273 sq. ft  
(25.41 sq. m)

Ground Floor  
Approximate Floor Area  
579 sq. ft  
(53.84 sq. m)

First Floor  
Approximate Floor Area  
535 sq. ft  
(49.75 sq. m)

**Approx. Gross Internal Floor Area 1774 sq. ft / 164.99 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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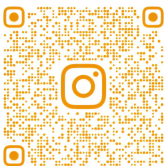
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Council Tax Band

F

| 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>                            |                         |           |
| (39-54) <b>E</b>                            | <b>54</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 are advised to recheck the measurements.



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