andrew nunn
ASSOCIATES

ASKING PRICE

£1,550,000
St. Marys Grove
London, W4 3LL

PROPERTY SUMMARY

An attractive four bedroom detached Victorian house with off street parking and a garage offering considerable potential to create a fabulous family home. The property offers balanced accommodation over two floors with well proportioned rooms which retain an abundance of character and period detail.

Hall, door to cellar, sitting room, dining room, kitchen/breakfast and utility room. On the first floor are four bedrooms, bathroom and separate WC. Furthermore the property benefits from off street parking, garage and 40' rear garden.

There is potential to extend in to the loft area and the side subject to the necessary consents. Freehold and no onward chain.

The property is located in this popular residential road in the heart of the Fauconberg Village area being only a short walk to Grove Park Primary school (Ofsted outstanding) , Gunnersbury tube station (District Line and Overground Line) and the river Thames.
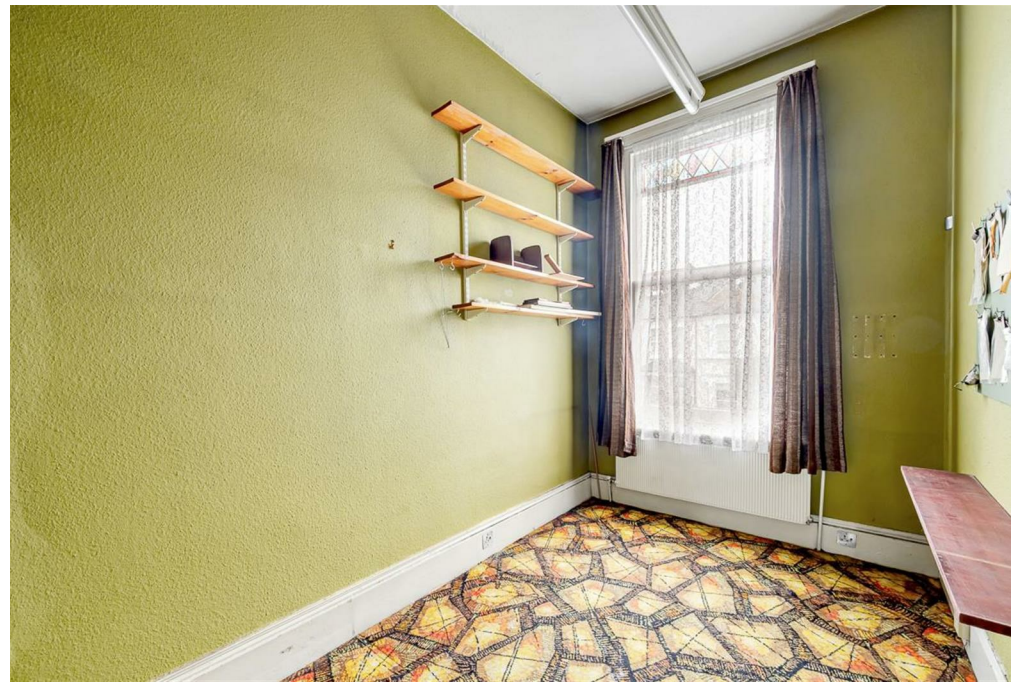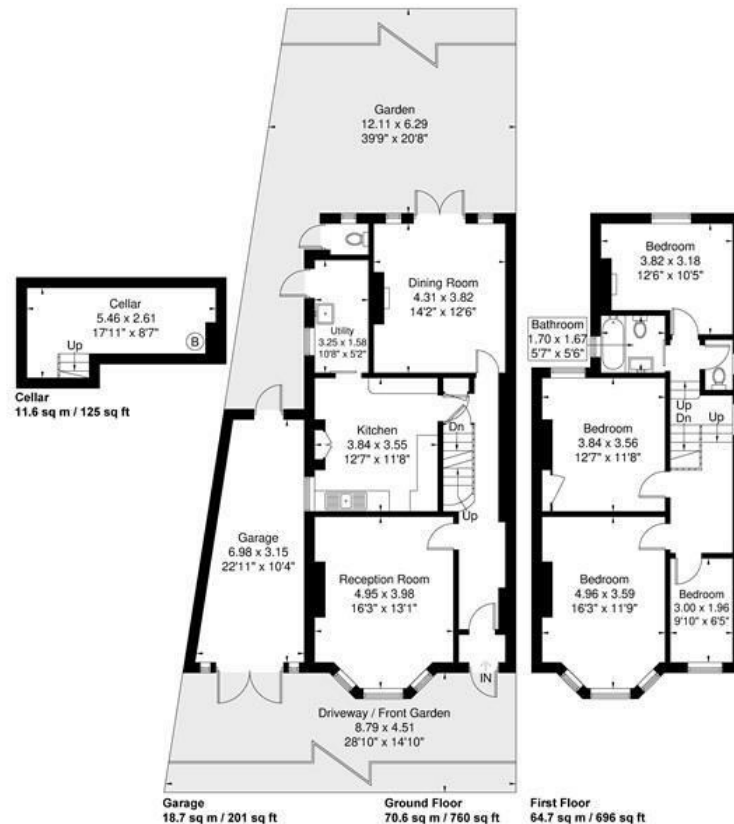
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1

2

St Mary's Grove

Total Approximate Gross Internal Area = 165.6 sq m / 1782 sq ft

Garden
12.11 x 6.29
39'9" x 20'8"

Cellar
5.46 x 2.61
17'11" x 8'7"
Up

Cellar
11.6 sq m / 125 sq ft

Dining Room
4.31 x 3.82
14'2" x 12'6"

Utility
3.25 x 1.58
10'8" x 5'2"

Bathroom
1.70 x 1.67
5'7" x 5'6"

Bedroom
3.82 x 3.18
12'6" x 10'5"

Kitchen
3.84 x 3.55
12'7" x 11'8"
Dn

Bedroom
3.84 x 3.56
12'7" x 11'8"

Up
Dn   Up

Garage
6.98 x 3.15
22'11" x 10'4"

Reception Room
4.95 x 3.98
16'3" x 13'1"

Up

Bedroom
4.96 x 3.59
16'3" x 11'9"

Bedroom
3.00 x 1.96
9'10" x 6'5"

IN

Driveway / Front Garden
8.79 x 4.51
28'10" x 14'10"

Garage
18.7 sq m / 201 sq ft

Ground Floor
70.6 sq m / 760 sq ft

First Floor
64.7 sq m / 696 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
London Borough of Hounslow

TENURE
Freehold

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales 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