

ALEXANDER
STEER

PERCY ROAD, W12

£1,599,950

FREEHOLD



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PROPERTY FEATURES

- Well-Appointed, Victorian Family Home
- No Onward Chain
- Four Double Bedrooms
- West Facing, Sunny Rear Garden
- Spacious Kitchen/Diner
- Offering over 2,000 sq ft of Internal Space



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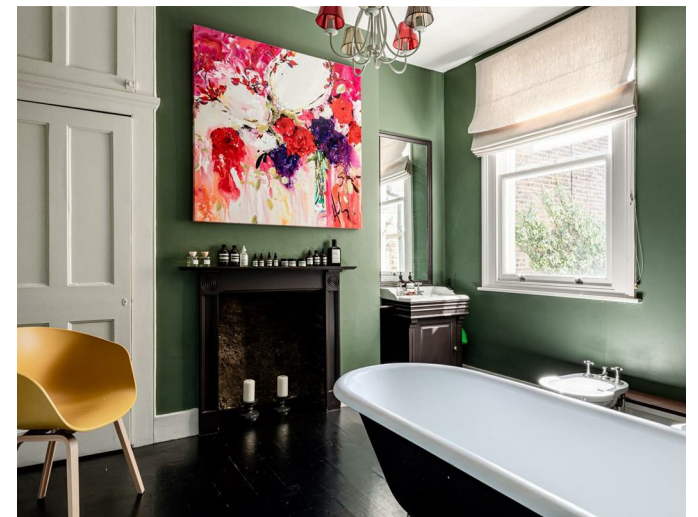
An attractive Victorian property in a quiet residential street moments from Askew Road. This stunning family home offers the perfect blend of character and contemporary styling, set up excellently for modern family living while still retaining its period charm. Offering over 2,000 sq ft of internal space, this sizeable home is perfect for a growing family and a must see for those looking in this highly sought after part of W12. Offered to the market with no onward chain.

You are greeted by a stunning, mature Wysteria offering a pop of colour to the Victorian facade. The front door is original, with attractive stained glass windows allowing light to filter through into the hall. On the ground floor you have a spacious, bay-fronted, double reception which is open to the stairs with two marble feature fireplaces and excellent ceiling height. This reception opens into a bright and cleverly extended kitchen/diner with frameless glass roof panels allowing lots of sunshine into this space. The kitchen is fully fitted, complete with high-spec appliances, a rustic wood countertop and matching freestanding island in the centre. To the left there is plenty of space for a large dining table. Accessed via a set of bifolding doors, you have a lovely, west facing, rear garden - perfect for enjoying the warm summer evenings. There is also a large cellar downstairs currently used as a utility space by the owners.

On the first floor half landing there is a large double bedroom complete with built in storage and a modern family bathroom. The full width master bedroom is to the front with bay and sash windows, floor to ceiling built in storage and a spacious bathroom complete with freestanding roll-top bathtub. On the second half landing you have a further bedroom complete with a mezzanine allowing for additional storage or to be used as a sleeping platform and to the front a large double bedroom with a west facing window overlooking the surrounding atrium of gardens. There is also a modern bathroom suite to serve this floor. Both of these bedrooms also benefit from use of built in storage along with further storage to be found within the eaves.

Percy Road is a quiet, residential road only a few streets 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 and The Eagle are popular with local residents. The green flag award winning, Ravenscourt Park is only a few streets away with its public tennis courts, bowling green and stunning Cherry blossoms in the Spring. Great schools are aplenty locally with Greenside Primary and St Stephens C of E Primary School within half a mile together with excellent secondary schools such as Latymer Upper also nearby. The house is well connected with Goldhawk Road and Shepherds Bush Underground nearby (Hammersmith & City line, Circle & Central Line).





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Council Tax Band

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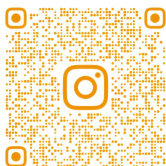
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 are advised to recheck the measurements.



Approx. Gross Internal Floor Area 2084 sq. ft / 193.58 sq. m (Including Eaves Storage)

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



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Estate Agents