

ALEXANDER
STEER

ST. DUNSTANS ROAD,
W6

£1,750,000

FREEHOLD



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PROPERTY FEATURES

- Five Double Bedrooms
- Three Bathrooms
- Quiet Residential Street Near Baron's Court
- South Facing Private Garden
- Offering over 1,800sqft of Living Space
- Spacious Victorian Family Home



ST. DUNSTANS ROAD

£1,750,000

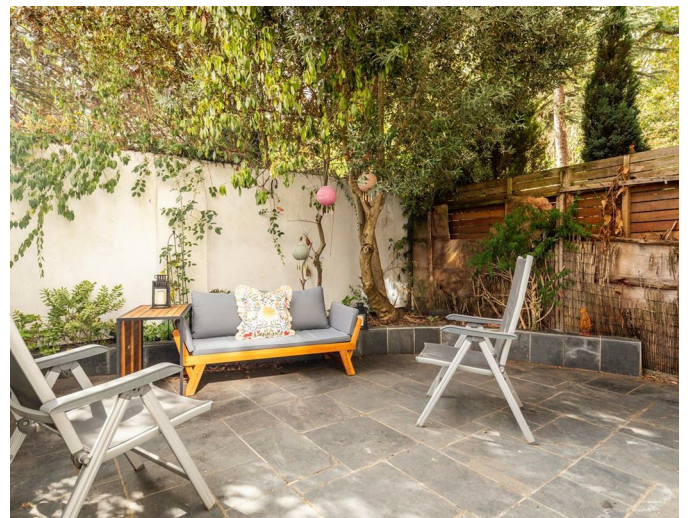
A well appointed and spacious Victorian family home within a highly sought after residential street situated between Baron's Court, Hammersmith & Fulham. Offering over 1,800sqft of living space in a great location this generously sized property is perfect for those looking to balance excellent connections in and out of the city with great local schools and access to green space and the river.

Entering through an attractive, original front door you have a spacious hallway that leads off to the left to a large, double reception room with a feature bay window to the front and views into the garden at the rear. Boasting a modern colour scheme, hardwood floors and high ceilings throughout, this space works perfectly for entertaining and blends well modern tastes with character of the period. To the rear, there is a spacious kitchen/diner complete with fitted cabinetry, a range cooker and plenty of counter space for those who like to cook. Accessed from the kitchen is a generous, south facing, rear garden that has plenty of sunshine while also offering further potential to extend to the side subject to the relevant consents.

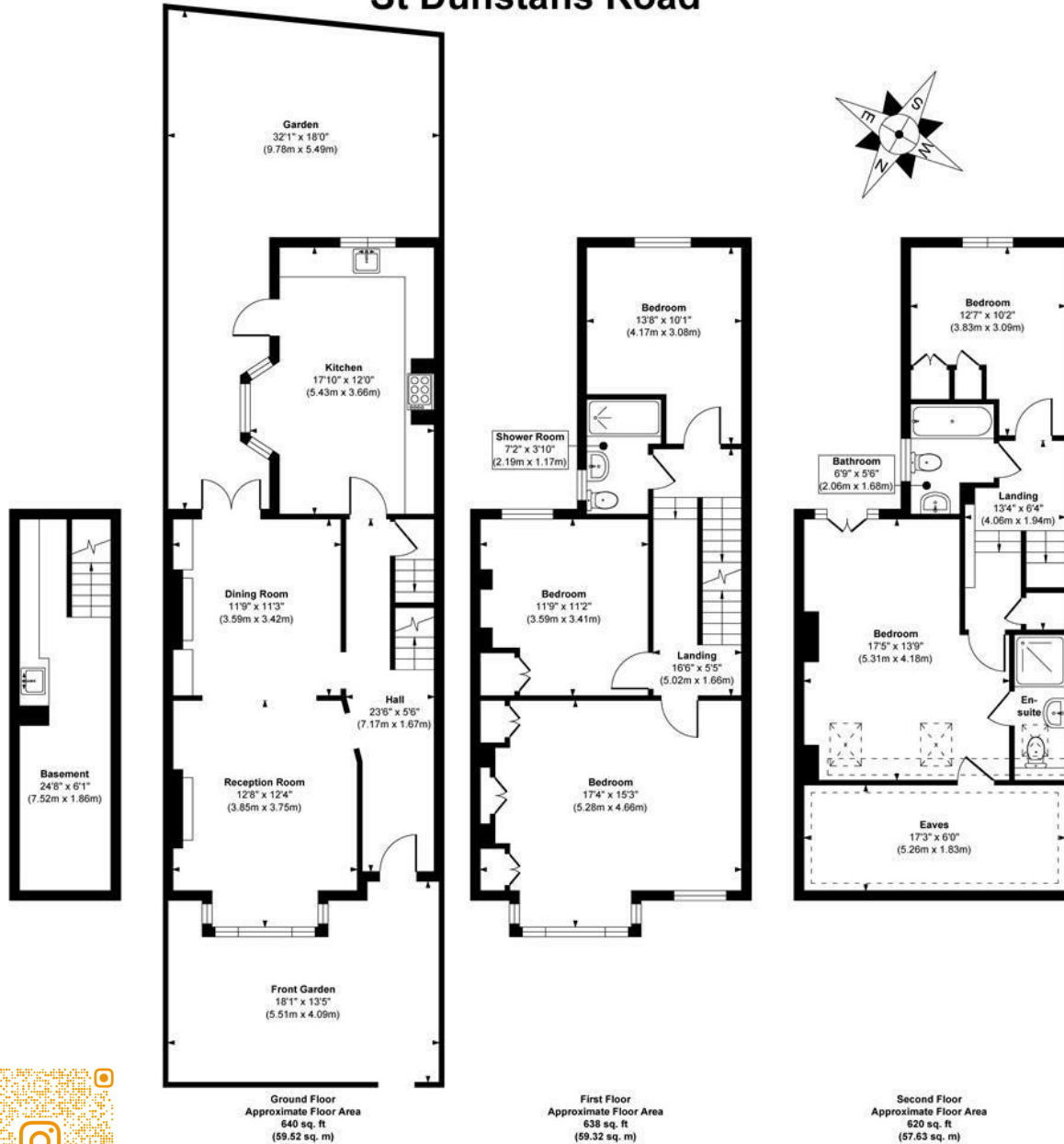
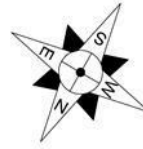
On the first floor, you have three generous, double bedrooms and a modern shower room. Two of the bedrooms, including the master bedroom, benefit from built in storage and the front room also has an attractive, feature bay window. On the second floor, you have two further double bedrooms which have been converted well using the loft space and offer good ceiling height, a stunning Juliet balcony with views over the atrium of gardens to the rear, and a further bathroom as well as built in storage. The house has been styled tastefully by the owners and is a perfect blend of colour, contemporary and original character; a must see for those looking in this popular spot between Baron's Court, Hammersmith & Fulham.

St Dunstans Road is on the edge of the Baron's Court Conservation Area, only moments from Barons Court station offering excellent connections in to Central London and direct out to Heathrow Airport. It is nearby the locally revered Curtains Up pub which hosts comedy nights and theatre performances from its theatre in the basement of the building. There is a variety of amenities next to Barons Court station itself with a local butcher, cafe and grocery shop along with further amenities found on North End Road only a few streets away. It also benefits from being only a short walk in the opposite direction to the Thames Path and Fulham Palace Road offering further excellent choices of amenities. There are an array of ofsted outstanding schools locally alongside many excellent independent schools also.





St Dunstons Road



Approx. Gross Internal Floor Area 2049 sq. ft / 190.53 sq. m

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

Produced by Elements Property

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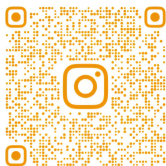
Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 are advised to recheck the measurements.

ALEXANDER STEER
Estate Agents



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