



Ceylon Road W14



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**3 BEDROOMS**

**DOUBLE RECEPTION**

**CUSTOM-BUILT KITCHEN/DINING ROOM**

**4 BATHROOMS (3 EN SUITE)**

**GUEST CLOAKROOM**

**STUDY**

**WESTERLY GARDEN**

**BALCONY**

**EPC RATING TBC**

**COUNCIL TAX BAND G**

A fabulous flat-fronted 3 bedroom Victorian terraced house with excellent living/entertaining space over 2 floors and a wonderful westerly garden. The raised ground floor is cleverly configured with a full width vestibule which opens into the elegant double reception with wood floor, Limestone fireplace and French doors to a Juliet balcony. There is also a study to the rear of this floor which has French doors opening to cast iron steps leading down to the garden. The lower ground floor has its own entrance, a double bedroom with en suite shower room to the front; the custom-built kitchen is open to the dining/reception with glass sliding doors on to the garden which is initially paved with steps up to a 'London lawned' area with mature trees and shrubs. There are 2 bedroom suites and a study on the upper floors including the fabulous principal bedroom suite which occupies the entire first floor.

This cleverly configured and tastefully designed house is flooded with light, has a great feel and can be moved into without further expense.

**PRICE GUIDE £1,800,000**

**FREEHOLD**

**SUBJECT TO CONTRACT**











APPROX. GROSS INTERNAL FLOOR AREA WITH VAULT/EAVES STORAGE: 1859 SQ FT/ 173 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT VAULT/EAVES STORAGE: 1801 SQ FT/ 167 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
 ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.