



Hadyn Park Road W12



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4 BEDROOMS
DOUBLE RECEPTION
FULL WIDTH
KITCHEN/BREAKFAST/FAMILY ROOM
2 BATHROOMS (1 EN SUITE)
WET ROOM
GUEST CLOAKROOM
PAVED GARDEN
EPC RATING D 62
COUNCIL TAX BAND F

A fabulous 4 bedroom 3 bathroom Victorian terraced house with excellent living/entertaining space on the ground floor and a lovely paved garden. The elegant double reception has a shuttered bay window, feature fireplace with shelving and dwarf cupboards, solid oak floor and opens into the extended full width kitchen/breakfast/family room which has a central island, integrated SMEG appliances and a herringbone solid oak floor. There are folding doors across the width of the rear of the kitchen that open onto the garden. There is also a guest cloakroom on this floor. There are 4 double bedrooms, a family bathroom, wet room and en suite shower room to the top floor bedroom as well as an abundance of built in storage. This well-configured and very well presented house of approximately 1805sq ft has a great feel and can be moved into without further expense.

PRICE GUIDE £1,500,000
FREEHOLD

SUBJECT TO CONTRACT



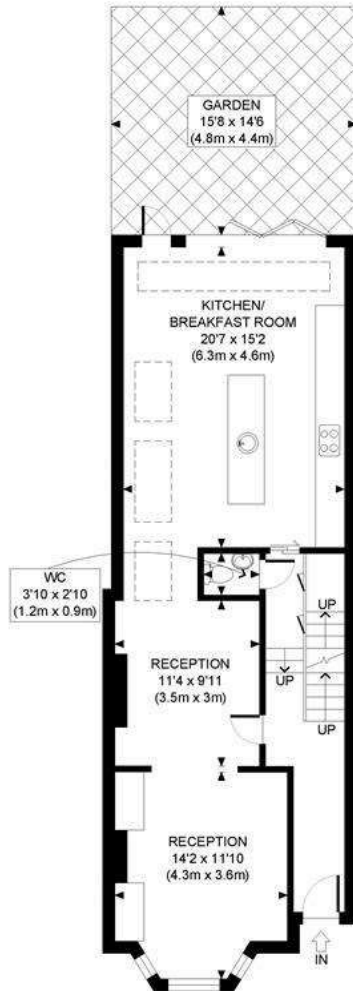








HADYN PARK ROAD, W12



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 743 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 555 SQ FT



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 134 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 432 SQ FT
FLOOR AREA WITHOUT EAVES 373 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES: 1864 SQ FT/ 173 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES: 1805 SQ FT/ 168 SQM

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