

Collingbourne Road, W12

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## Collingbourne Road, W12

A Maisonette That Offers More Than Most Houses. Two proper floors, a kitchen-diner for cooking and chatting and a private roof terrace for chilling with cool drinks. You even get your own entrance on a quiet street that's so close to everything W12 has to offer and so well connected.

- An immaculate Share of Freehold period, maisonette that lives like a house, across two floors with its own entrance, over 1,100 sq ft
- Private decked roof terrace
- The main bedroom runs to over 17 feet and has its own ensuite bathroom
- Bright, full-width kitchen-diner with central island and space for a proper dining table
- Original fireplace in the 18-foot reception room - a real focal point at the front of the house
- Third bedroom works equally well as dressing room or home office
- Quiet no-car-through road, with friendly pedestrian access
- Wormholt Park is a short walk away with a handy cut-through
- Proud Mary's for breakfast, The Hawthorn for evenings - both a short walk from the front door or Soho House and Westfield to suit your pleasure
- White City station/Central line ten minutes away - the City in 20 minutes or head West to the countryside by car

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Two full floors. Your own front door. A private roof terrace. For somewhere that's still technically "just a flat", what's on offer here takes a moment to sink in. ►



- ▶ The reception room at the front sets the tone - an 18-foot space with an original fireplace and room to spread out. The Edwardian period details of the building carry through here, and the light from the front windows makes it a genuinely good room to be in.

The kitchen-diner runs across the back and again there's an abundance of space here - for a central island, for a proper dining table, for the kind of sociable cooking where someone sits on a stool and chats while you chop.

The main bedroom is on the second floor, runs to over 17 feet and has its own ensuite. From here you can get out onto the roof terrace - decked, planted and private. The current owners use it like a garden, and on a warm evening up here, above the rooftops, with no one looking in, it's easy to understand the appeal.

The second bedroom on the first floor is another good double at nearly 12 feet square, alongside a third room that works well as a single bedroom or a home office. There's a family bathroom with a bath and shower on this floor too.

Wormholt Park is nearby with a handy cut-through to shave a couple of minutes off the walk - good for dogs and good for a Sunday morning stroll. And after working up an appetite, you can pop to Proud Mary's for breakfast when you're feeling indulgent or want someone else to make the coffee. And the new Hawthorne Pub is delighting the W12 residents and could easily be your new local to make new friends or catch up with old ones.

Shepherd's Bush puts the Central line a ten-minute walk from your front door - meaning you can reach the City in around 20 minutes. Heathrow is close, and with a choice of the A40 or M4, it won't take long to drive to the countryside if you want to get out of London for the day.

A period maisonette with its own entrance, two full floors and a private roof terrace on a quiet no-through road in W12. It goes without saying that I'm expecting plenty of interest - get in touch to arrange a viewing.





## LOCATION

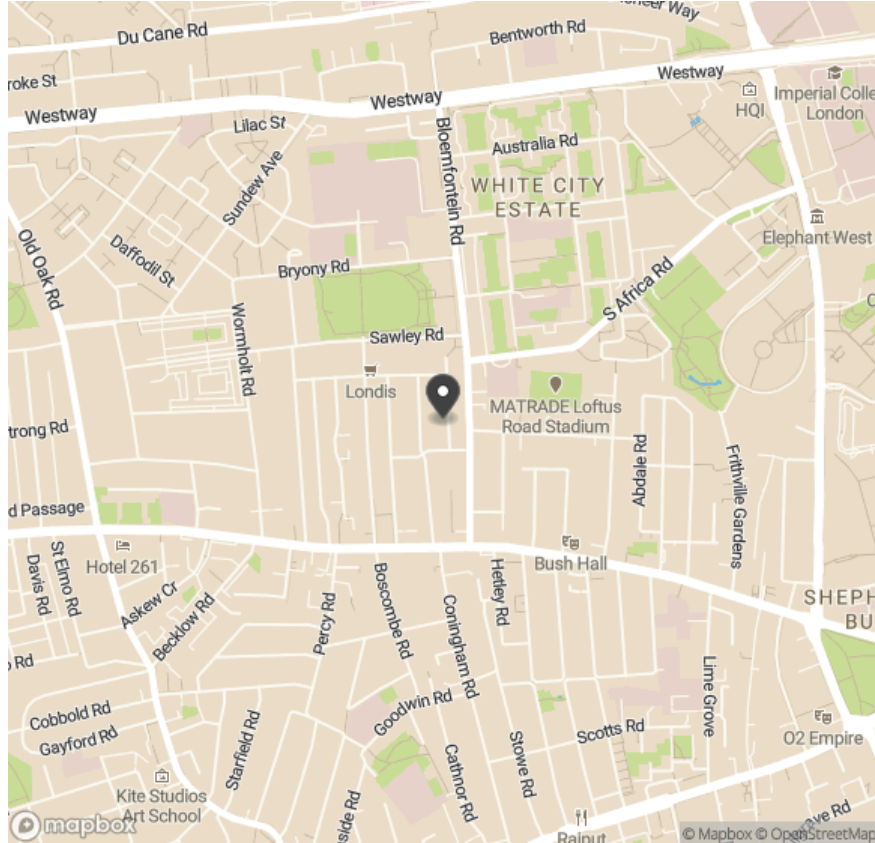


Property location

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: C

Potential: B



## FLOOR PLAN

1172 sq ft (108.89 sq m)





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