

ALEXANDER  
STEER

KINGSCOTE ROAD, W4

£2,450,000

FREEHOLD

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## PROPERTY FEATURES

- Bedford Park Borders
- Belmont School
- Semi-Detached
- Lateral Space & Wide Plot
- Roof Terrace
- Chain Free



# KINGSCOTE ROAD

£2,450,000

This wonderful property blends stylish contemporary architecture with a striking 1920s facade to create a truly unique family home.

Situated on a wider than average plot, it makes full use of this space with a full-height side extension providing a large amount of lateral living space across each floor. It has also had a double height extension to the rear on the ground floor, making it a brilliant setting for modern family living. Throughout the house there are unique and exciting features; a sunny, private roof terrace and a lounge/library room opening out onto the terrace to name a few.

The ground floor has lateral space and depth. As the centre piece of the house, there is an impressive bespoke kitchen, dining and living area which leads into the garden via a double height glazed extension through large bifold doors into the garden. Off of this room, there are two separate reception rooms, one that is currently laid out as an office, and the other as a cosy, living room. There is also a utility room, guest W/C and a useful cellar for storage. Upstairs, there are five double bedrooms, including a principal suite with a walk-in wardrobe and use of its own ensuite bathroom, and a further three bathrooms to serve the other bedrooms.

Kingscote Road is in an exceptionally sought after part of Chiswick moments from the well-known Bedford Park. Local parks, cafes, restaurants, schools, shops and transport that are all conveniently nearby. Notably, Turnham Green and Chiswick Park tube stations (District & Piccadilly Lines) and assorted bus links are within five minutes' walk making transport in and out of the city easy. Chiswick High Road and Turnham Green Terrace are a similar distance walk. The house is also close to many well-regarded schools and notably moments from the highly regarded Belmont School.





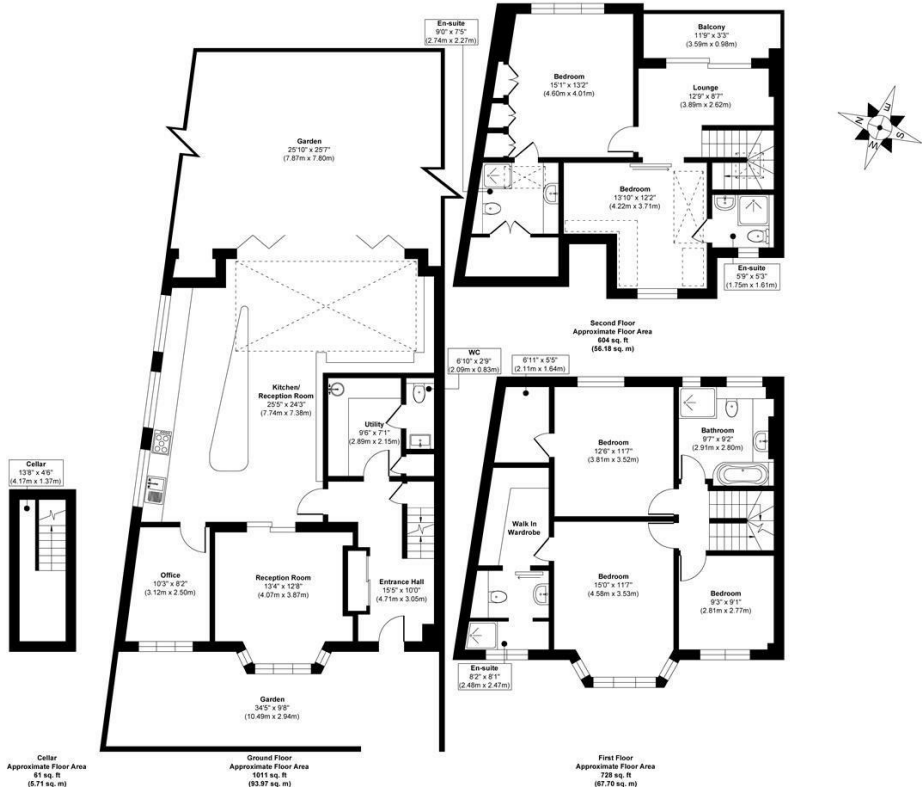
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Council Tax Band



Approx. Gross Internal Floor Area 2404 sq. ft / 223.56 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



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