

# FLETCHERS

ESTATE AGENTS



**Friars Place Lane, W3**

**£1,450,000**

An exquisite four-bedroom, four-bathroom residence, meticulously refurbished to a superior standard throughout.



Designed with an emphasis on light and volume, the ground floor offers a seamless open-plan flow, perfect for hosting. Floor-to-ceiling bi-fold doors open onto a beautifully landscaped, South-West facing garden. The first floor hosts three spacious double bedrooms and two family bathrooms. The top floor is dedicated entirely to a luxurious principal suite, complete with a private dressing area, Juliette balcony, and a sleek en-suite.

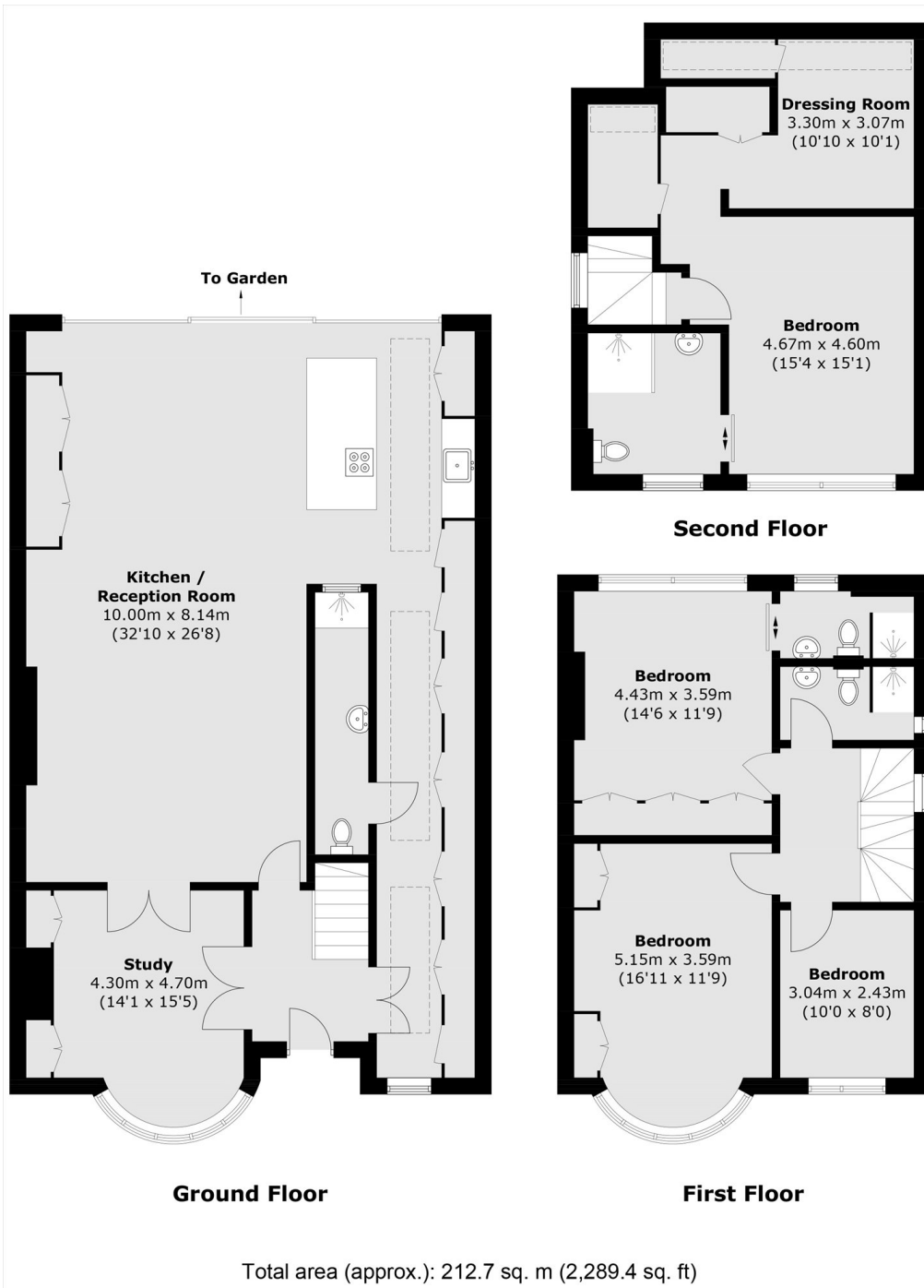
Located on a prestigious, tree-lined avenue moments from Poets Corner and Acton Central (Elizabeth Line), the property includes the rare advantage of multi-car off-street parking and is offered chain-free.

- Semi-Detached • Off Street Parking • Chain Free •
- South West Facing Garden • 2300 Sqf • Close To Transport •



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Energy Rating: C We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order