

ALEXANDER
STEER

ST. DUNSTANS ROAD,
W6

£1,750,000

FREEHOLD



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PROPERTY FEATURES

- Five Double Bedrooms
- Three Bathrooms
- Quiet Residential Street Near Baron's Court
- South Facing Private Garden
- Offering over 1,800sqft of Living Space
- Spacious Victorian Family Home



ST. DUNSTANS ROAD

£1,750,000

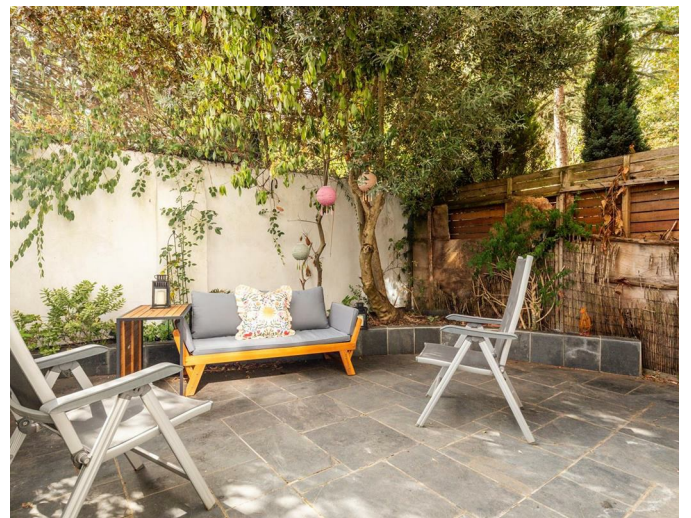
A well appointed and spacious Victorian family home within a highly sought after residential street situated between Barons Court, Hammersmith and Fulham. Offering over 1,800 sq ft of living space in a great location this generously sized property is perfect for those looking to balance excellent connections in and out of the City with great local schools and access to green space and the river.

Entering through an attractive, original front door you have a spacious hallway that leads off to the left to a large, double reception with a feature bay window to the front and views onto the garden at the rear. Boasting a modern colour scheme, hardwood floors and high ceilings throughout, this space works perfectly for entertaining and successfully blends modern taste with the period character of the property. To the rear there is a spacious kitchen/breakfast room complete with fitted cabinetry, a range cooker and plenty of counter space for those who like to cook. Accessed from the kitchen is a generous, south facing, rear garden that has plenty of sunshine whilst also offering further potential to extend into the side return subject to the relevant consents.

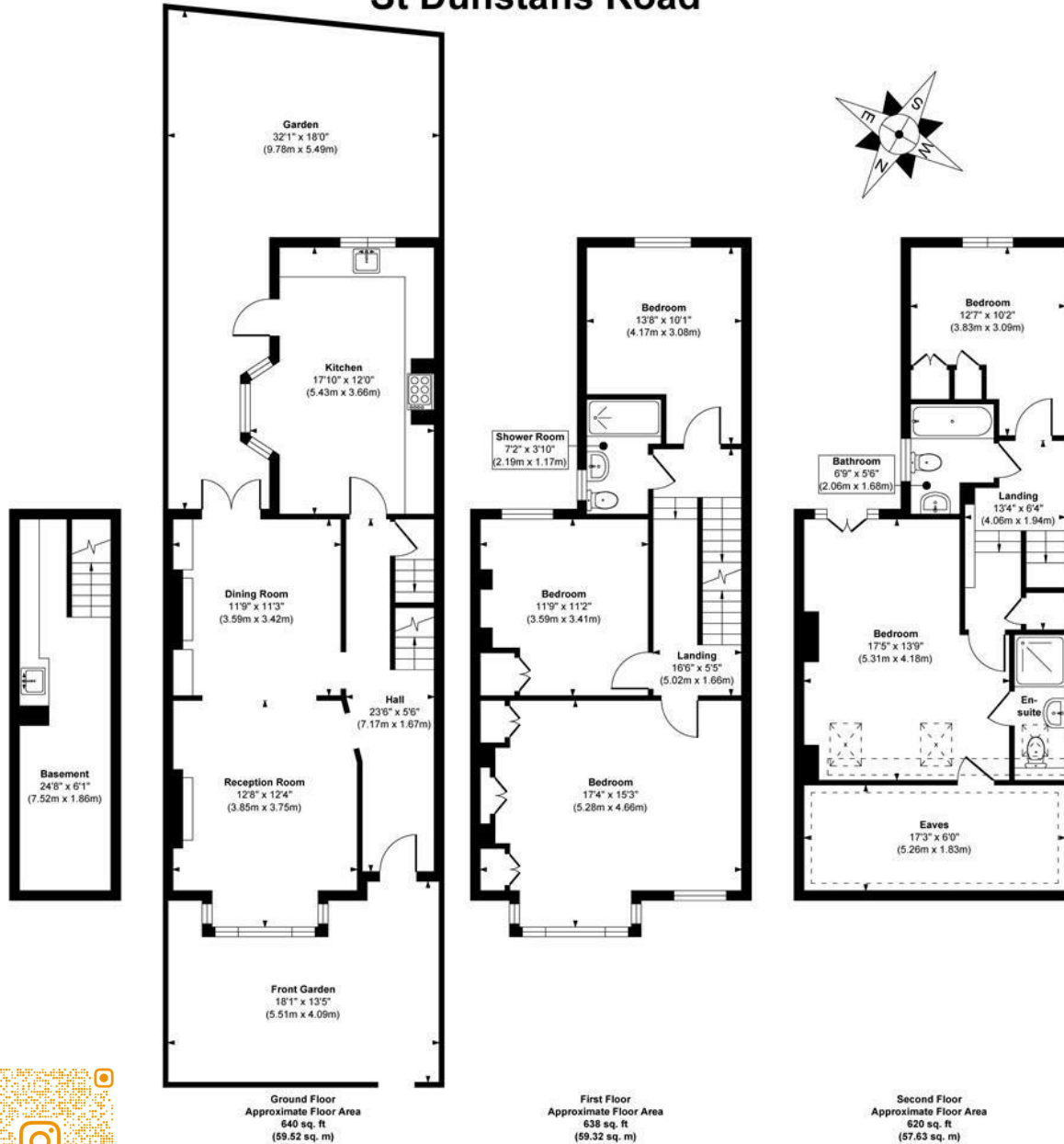
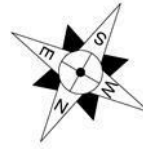
On the first floor you have three generous, double bedrooms and a modern shower room. Two of the bedrooms benefit from good built in storage with the principal bedroom spanning the width of the property to the front and having an attractive, feature bay window. There is a further bedroom and bathroom on the 2nd floor half landing. The loft space has been extended into to create a fabulous double bedroom suite with excellent ceiling height, a stunning Juliet balcony with views over the atrium of gardens to the rear and an en suite shower room. There is also extensive eaves storage and built-in wardrobe space on the landing. The house has been styled tastefully by the owners and is a perfect blend of colour and a contemporary finish combined with original character - a must see for those looking in this popular spot between Barons Court, Hammersmith and Fulham.

St Dunstans Road is on the edge of the Barons Court Conservation Area, moments from Barons Court station offering excellent connections in to Central London and directly out to Heathrow Airport. It is nearby the locally revered 'Curtains Up' pub which hosts comedy nights and theatre performances from its theatre in the basement of the building. There are a variety of amenities next to Barons Court station itself with a local butcher, cafe and grocery shop along with further amenities found on North End Road only a few streets away. It also benefits from being within easy walking distance to the Thames Path and Fulham Palace Road offering further excellent choices of amenities. There are an array of Ofsted rated 'outstanding' schools locally in addition to numerous respected independent schools.





St Dunstans Road



Approx. Gross Internal Floor Area 2049 sq. ft / 190.53 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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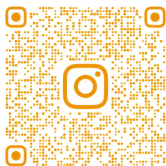
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Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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