

ALEXANDER  
STEER

DORVILLE CRESCENT,  
W6

£1,750,000

FREEHOLD

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## PROPERTY FEATURES

- Attractive Victorian Family Home
- Heart of Bracklenbury Village
- Moments from Ravenscourt Park & Excellent Schools
- Four/Five Bedrooms
- Four Bathrooms
- Over 1800sqft of Living Space



# DORVILLE CRESCENT

£1,750,000

An imposing Victorian family home in the heart of Brackenbury Village and only a street from one of West London's finest parks, Ravenscourt Park. Situated on a quiet, residential street in the ever popular Dorville Crescent this lovely home is perfect for those looking for access to some of the best schools in the capital and unrivalled green space while still retaining easy access in and out of town.

On the ground floor, you enter into a spacious hall with black and white Victorian style tiling and plenty of space for coats and shoes. To the left you have a generous, semi-openplan kitchen/reception with high ceilings and an attractive bay window to the front allowing for lots of natural light. This space is neutrally decorated with attractive wooden, parquet style floor tiling throughout. The kitchen has plenty of workspace for those who like to cook and comes fully fitted with high-spec, integrated appliances and gloss white cabinetry. Accessed via a set of French doors you have a private rear garden that benefits from backing onto an atrium of the surrounding gardens giving a real sense of greenery. This floor also benefits from a guest W/C.

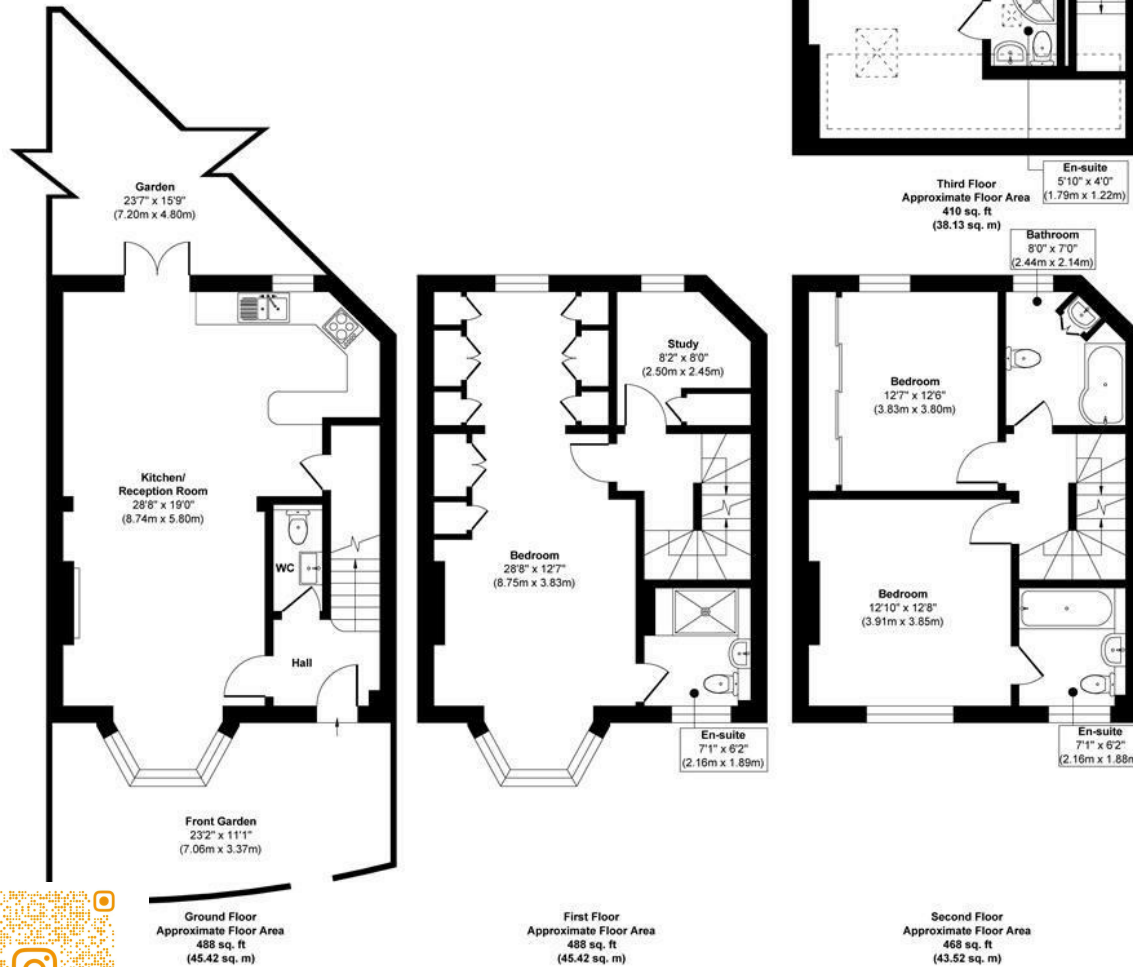
On the first floor, you have a generous master suite that comes complete with its own walk-in wardrobe and recently renovated en-suite shower room. This room also benefits from a feature, functioning fireplace and has plenty of natural light from the bay window to the front. There is a further bedroom on this floor which is currently used by the sellers as a home office. On the third floor, there are two, even-sized, double bedrooms both having their own bathrooms and built-in storage which would suit a young, growing family brilliantly. On the top floor there is a further, large double bedroom with views over all of the surrounding gardens and a further en-suite bathroom. Currently used as the children's playroom, this would also work well as the guest bedroom. This excellent home offers over 1,800sqft of living space in a brilliant location and is a must see for young and growing families looking to live in this brilliant pocket of West London.

Dorville Crescent is a popular, quiet, residential street in the heart of Brackenbury Village. The property is moments from an array of local, independent restaurants and shops within the Village itself found on Brackenbury Road and Hammersmith Grove along with being within easy reach of the functional retail outlets on King Street. The Anglesea Arms & The Andover pubs are revered by locals. The green flag award winning Ravenscourt Park with its green space, excellent sports facilities and popular W6 Garden Centre is a street away & the Thames Tow Path is nearby. It is exceptionally well connected with Ravenscourt Park and Goldhawk Road underground stations (Hammersmith&City, Circle, District Lines) under half a mile away offering easy access in and out of the city. Some of the best schools in West London are within a short walk with John Betts, West London Free & Latimer & Godolphin all nearby.





# Dorville Crescent



**Approx. Gross Internal Floor Area 1854 sq. ft / 172.49 sq. m**

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

Produced by Elements Property

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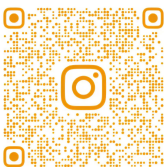
Council Tax Band

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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>		
(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	
	72	81

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.

**ALEXANDER STEER**  
Estate Agents



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