

RIGBY & MARCHANT

Beethoven Street, W10

Built in c 2014 this impressive modern three double bedroom home offers c 2200 sq ft across just two floors. With secure gated access, a courtyard garden and presented in excellent condition throughout.



Beethoven Street, London, W10

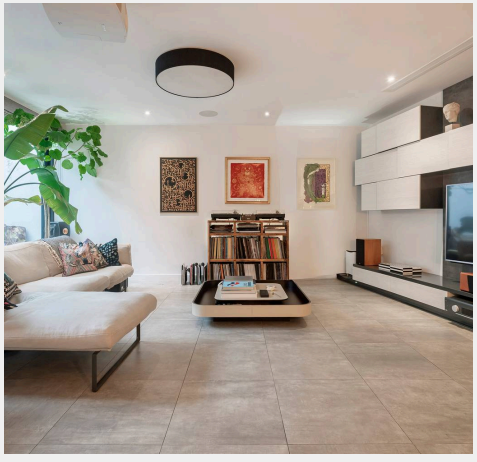
Offers In Excess of £1,500,000



RIGBY & MARCHANT









Built in c 2014 this impressive modern home offers c 2200 sq ft across just two floors. With an expansive ground floor living/entertaining space focused around a courtyard garden and upstairs three double bedrooms, the principle with en suite, further family bathroom and utility/laundry room.

The home offers excellent security and quiet privacy with electric gated access from the street. A patio garden area leads to the front door. Once inside the contemporary styling of the home is immediately apparent. The welcoming entrance hallway with guest WC and built in storage faces through floor to ceiling glazing to the courtyard garden. The very generous L-shaped ground floor living space also wraps around the courtyard garden with entertaining room, large kitchen/dining room and second reception room. Upstairs there is the Principle bedroom suite with a wall of built-in wardrobes and en suite bathroom, two further double bedrooms with a family bathroom in the middle, a utility/laundry room and access to a flat roof. Externally the house also benefits from a very useful shared storage area.





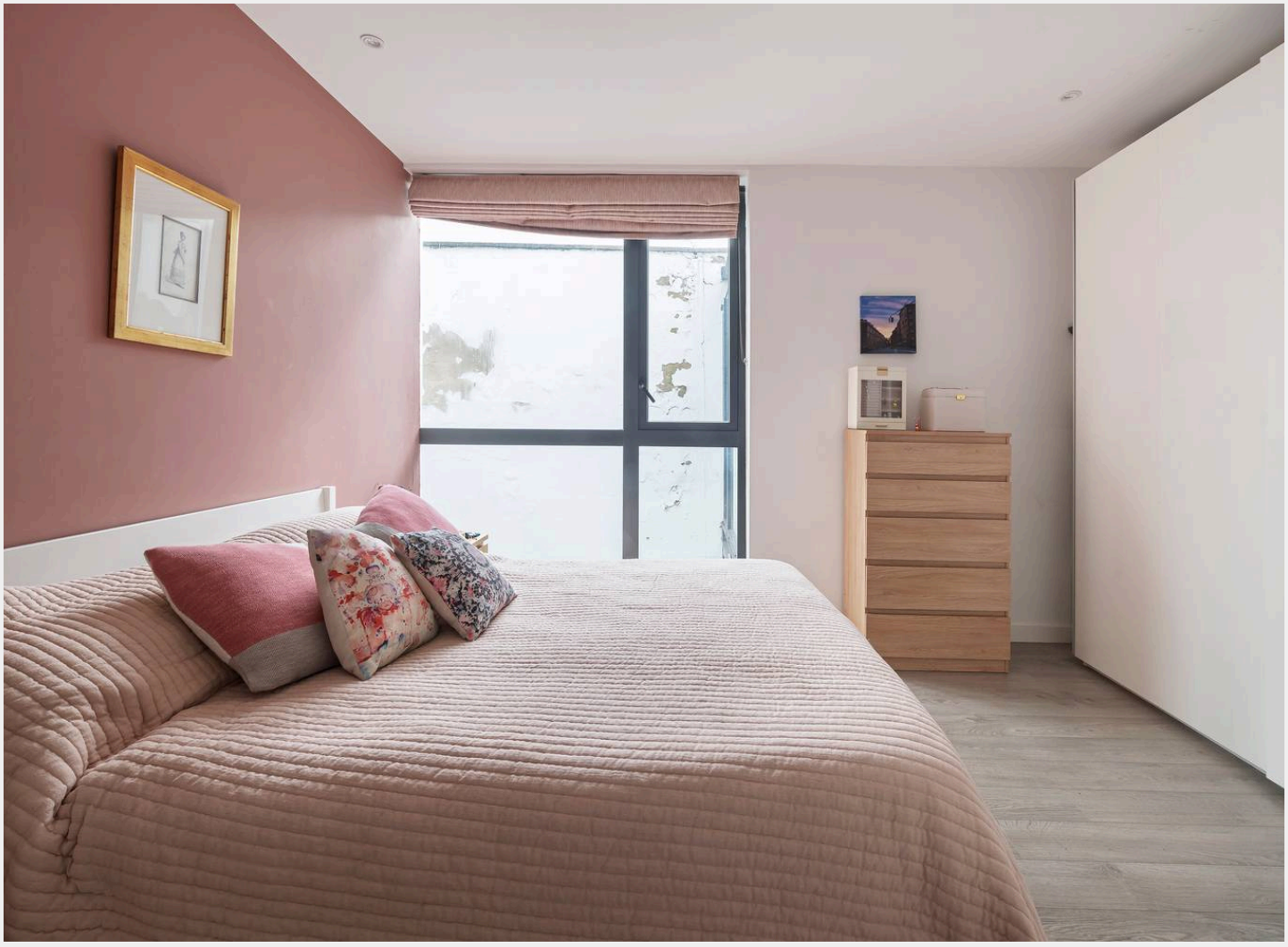
Beethoven Street is located very close to the vast open spaces of Queens Park. Between Salusbury Road and Chamberlayne Road with numerous restaurants and shops. Queens Park station offers Bakerloo Line (Underground) and Mildmay and Lioness Line (Overground) connections. Portobello Road and Notting Hill are also nearby.
Council Tax band: G

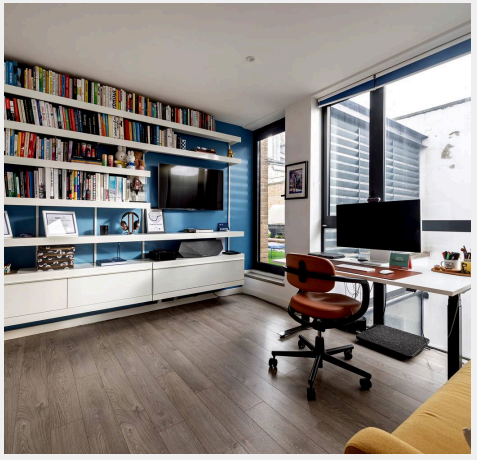
Tenure: Freehold

EPC Energy Efficiency Rating: B

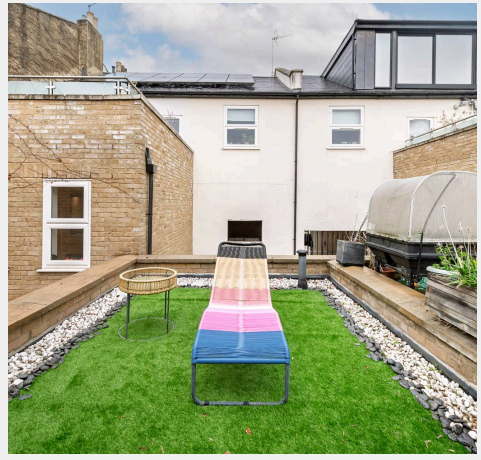
EPC Environmental Impact Rating: C

- Modern living on just two floors
- Architect designed and completed in c 2014
- In excess of 2200 sq ft
- Secure and private with electric gated entrance
- Courtyard garden
- 3 double bedrooms (principle with ensuite) further bathroom and guest WC
- Extensive living/entertaining spaces
- Presented in excellent condition throughout









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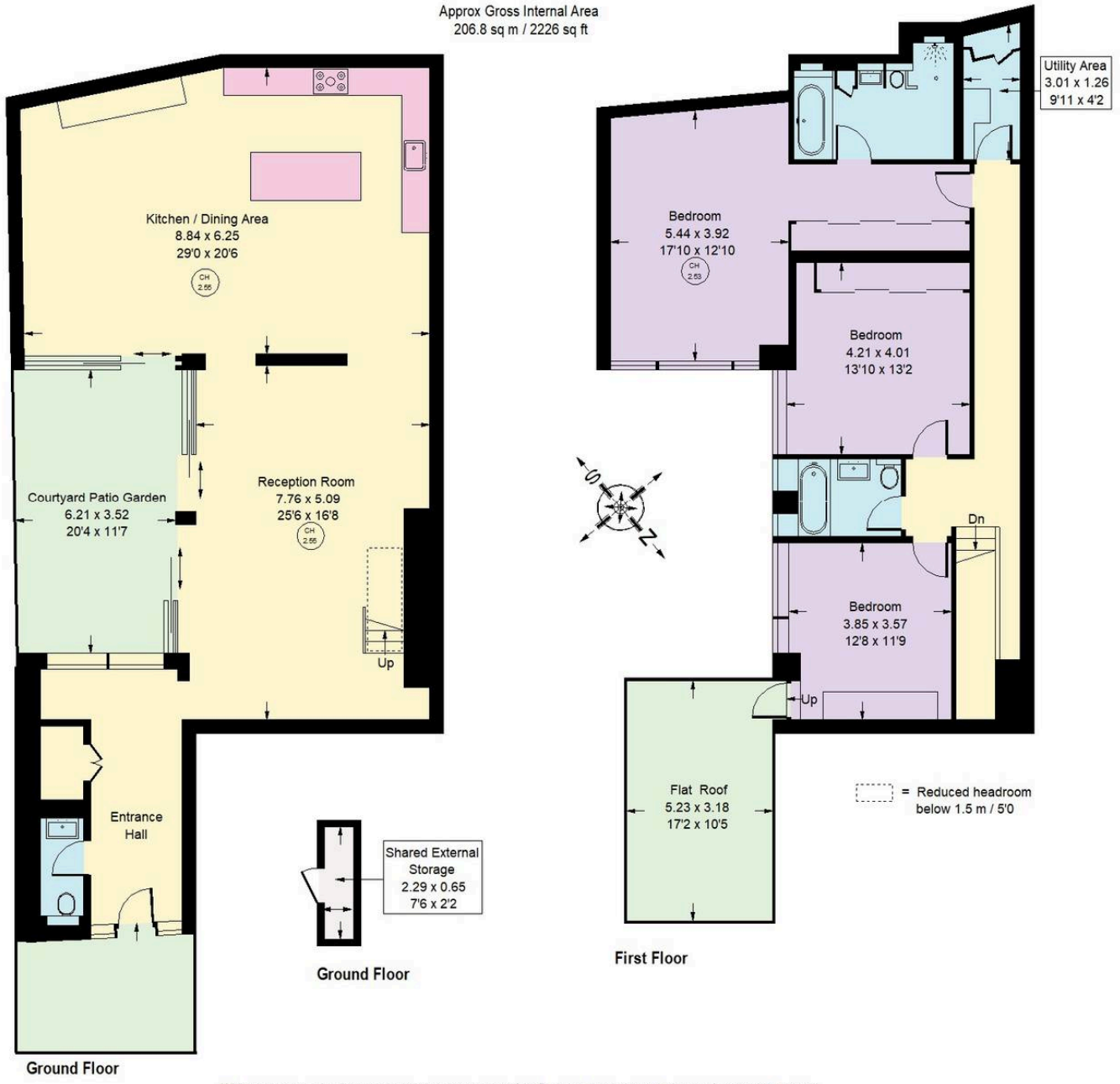
Approx Gross Internal Area
206.8 sq m / 2226 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



Rigby & Marchant

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

chris@rigbyandmarchant.co.uk

www.rigbyandmarchant.co.uk/