

ALEXANDER
STEER

WARBECK ROAD, W12

£2,000,000

FREEHOLD

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PROPERTY FEATURES

- Offering over 2,500sqft of Living Space
- Exceptional Condition Throughout
- Quiet, Residential Street
- Nearby Excellent Primary & Secondary Schools
- Five Bedrooms
- No Onward Chain



WARBECK ROAD

£2,000,000

A stunning, Victorian family home nestled in a quiet, residential street yet moments from the hustle & bustle of Shepherds Bush. This brilliantly proportioned and exquisitely finished property is perfectly set up for modern family living while still retaining much of its Victorian charm. Offering over 2,500sqft of internal space, this sizeable home would be brilliant for a growing family and an absolute must see for those looking in this highly sought after pocket of W12. Offered to the market with no onward chain.

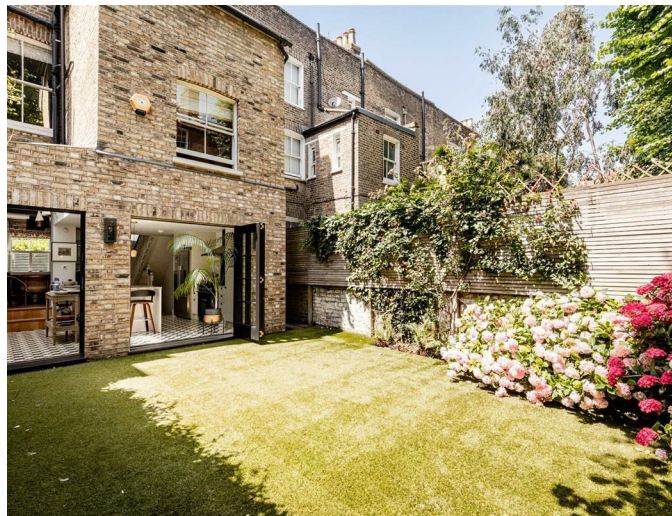
On the ground floor you have a spacious, bay-fronted, double reception room with a feature fireplace and excellent ceiling height. With its tasteful, hard wood floor throughout and bespoke shelving in the alcoves this has a lovely feel and plenty of natural light from the bay window. The back of the room has an attractive crittal style window to allow the light through and give a real sense of space. To the rear, you have a bright and cleverly extended, kitchen/diner with frameless glass roof panels, bespoke cabinetry, and bold, geometric floor tiling. The kitchen is fully fitted, complete with high-spec appliances, a lovely rangemaster oven, quartz countertops and a matching island in the centre. Accessed via a set of striking crittal style bifolding doors that frame the outside space wonderfully, you have a private rear garden with planted borders perfect for enjoying the warm summer evenings.

On the lower ground floor, you have a practical utility space perfect for a large family complete with a guest W/C and a separate, temperature controlled wine cellar. There is also another large reception to the front that works well as a media room or could potentially work as a kids play room.

On the first floor and off of the half landing, there is a double bedroom that is currently used as a home office by the sellers and a useful separate W/C. To the front, you have the master suite, benefitting from a feature bay window for natural light, a walk-in wardrobe with floor to ceiling built in storage, and a spacious ensuite bathroom complete with a separate walk-in shower and him & her sinks. On the second floor you have two further generous, double bedrooms and a modern bathroom suite to serve this floor. On the third floor, there is a further double bedroom with use of its own ensuite bathroom and a Juliet balcony overlooking the surrounding gardens.

Warbeck Road is a quiet, residential street despite being only moments from the plethora of shops, restaurants and amenities of Westfield and those surrounding the development at the BBC Television Centre & (White City) Soho House. Shepherds Bush Market (Hammersmith&City & Circle Lines) and Shepherds Bush station (Central Line) are under 0.3 Miles away offering convenient access in and out of the city. It is also nearby White City's new 'tech' hub which is attracting some of the finest up and coming tech businesses in the UK. Great schools are aplenty locally with St Stephens CofE Primary School within half a mile which often ranks among the top 100 primary schools in the capital & excellent secondary schools such as Latymer Upper also nearby.





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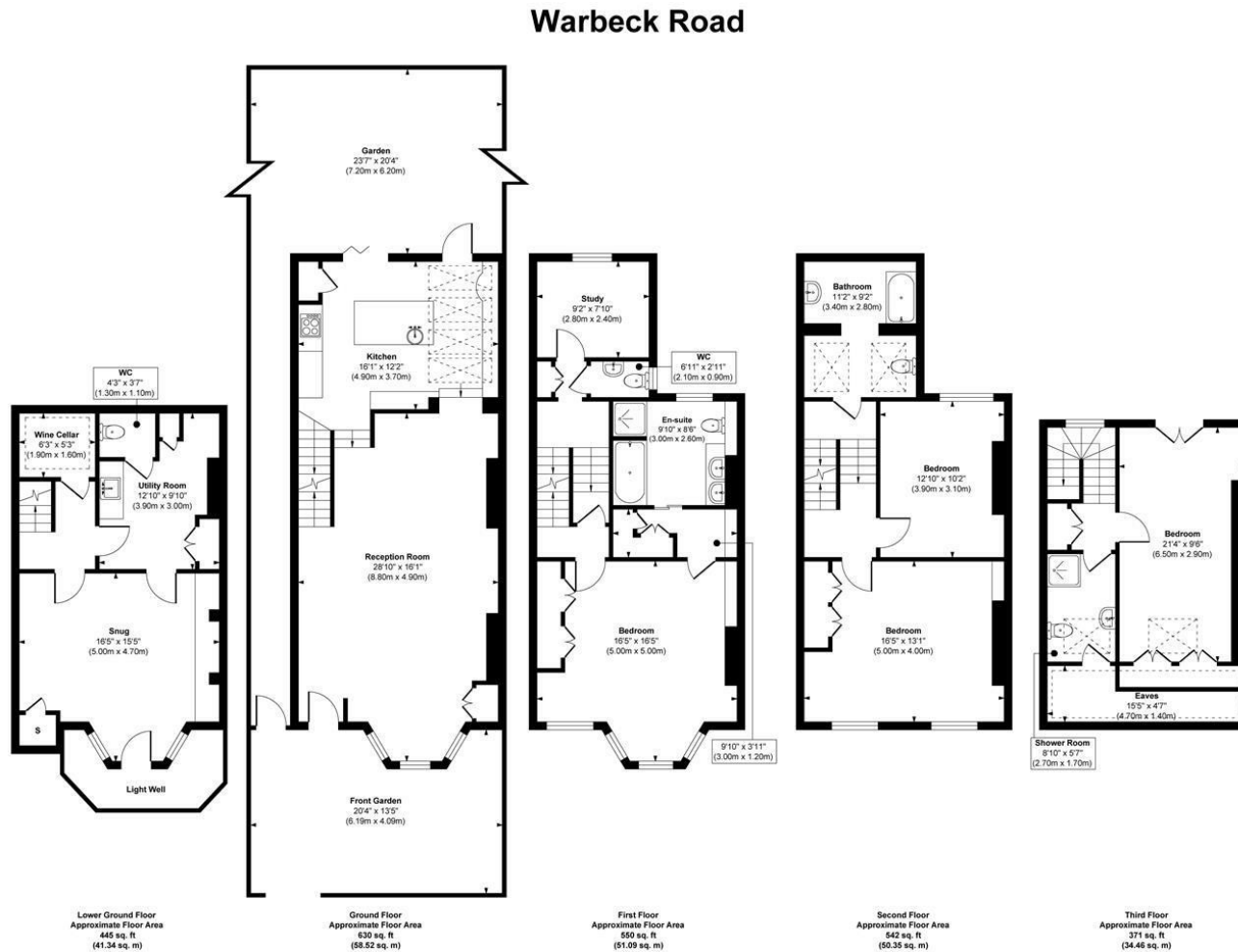
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Council Tax Band

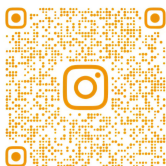
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Approx. Gross Internal Floor Area 2538 sq. ft / 235.76 sq. m

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

Produced by Elements Property



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(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.

ALEXANDER STEER
Estate Agents