ALEXANDER STEER

Gayford Road, W12

£1,495,000

FREEHOLD

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Property Features

- 4/5 Double Bedrooms
- 4 Bathrooms (All En Suite)
- Reception
- Kitchen/Breakfast Room
- Study/Bedroom 5
- Utility Room
- Inner Courtyard & Southerly Roof Terrace
- EPC Rating C 79



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A well-presented, contemporary 4/5 double bedroom townhouse with unique character, surprising cubic space and truly flexible living/entertaining/home office space combined with wonderful natural light. The traditional Victorian villa-style façade belies the modern, clean lines within the property. The dramatic central vaulted courtyard introduces light to the ground floor hallway as well as to both of the 2 double bedroom suites which have floor-to-ceiling French doors and windows to the courtyard. The ground floor also has a useful utility room, a study/bedroom 5 and understairs storage. The lateral living/entertaining space spans the entirety of the first floor and includes the high-ceiling ed reception and the generous kitchen/dining room which has access to a lovely private southerly roof terrace - perfect for summer entertaining. There are 2 further double bedroom suites on the top floor with built-in wardrobes. This well-proportioned house which is in excess of 2,000 sq ft is also ideally located for excellent local schools which include the Good Shepherd Primary School, Wendell Park Primary School, Stepping Stones Nursery and St Stephens C of E School.

Gayford Road is a quiet tree-lined residential road off Askew Road which is known for its village-like feel, excellent transport connections and access to a number of beautiful green spaces. It has a fabulous selection of artisanal bakeries, independent restaurants and family-friendly gastro pubs. The renowned butcher chain, The Ginger Pig has a prime position along with independent boutiques and cafes such as Detour, Burnt, the fabulous garden at The Eagle gastro pub – all of which are popular with local residents. There is also an array of the more generic supermarkets such as Sainsburys, Tesco and the Co-op all within easy walking distance. The green flag award winning Ravenscourt Park is only a few streets away with its public tennis courts, bowling green and stunning Cherry Blossom trees in the Spring. Transport links include Stamford Brook, Ravenscourt Park and Goldhawk Road (via 94 bus). Westfield London, with its own variety of transport links and leisure, restaurant and entertainment facilities, is also nearby.





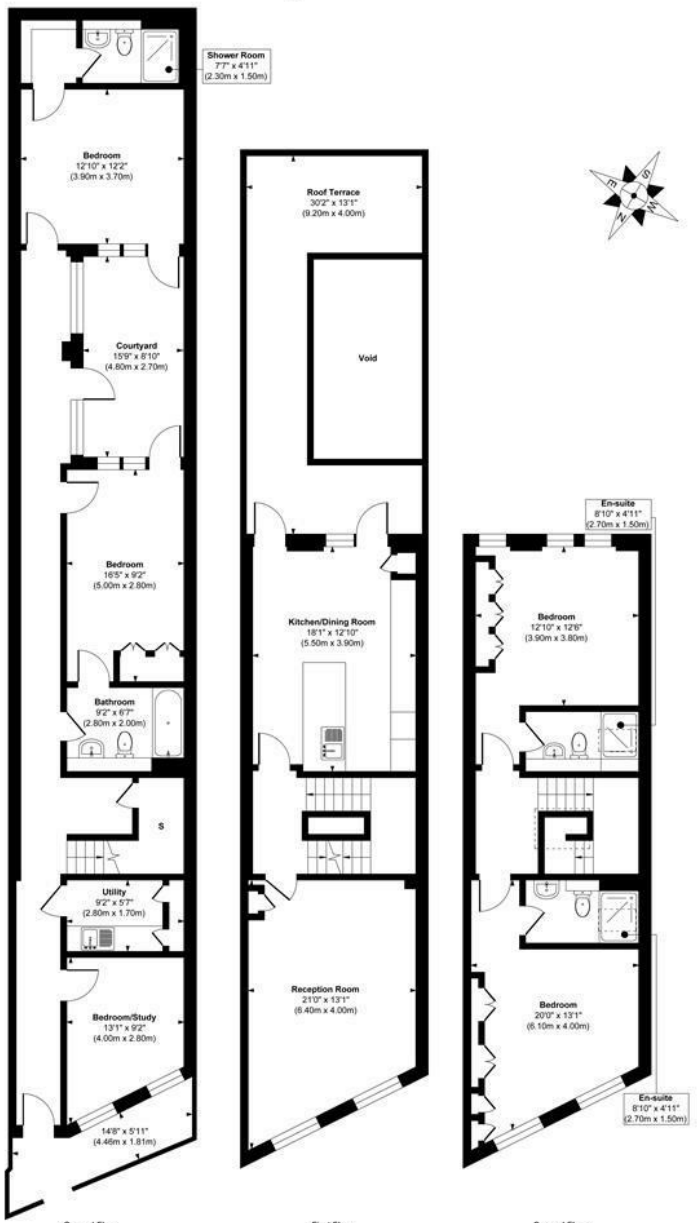








Gayford Road



Approx. Gross Internal Floor Area 2108 sq. ft / 196.05 sq. m

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

Produced by Elements Property

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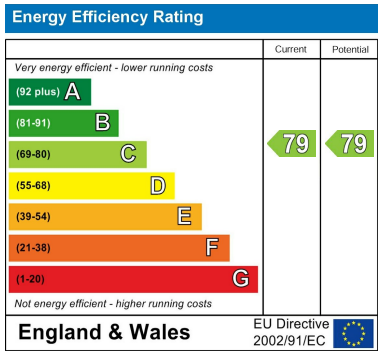
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Council Tax Band

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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