



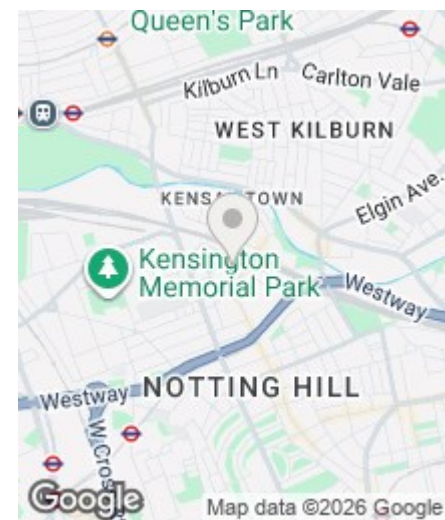
BONCHURCH ROAD

LONDON, W10 5NN

£1,890,000
LEASEHOLD

Set over four floors and offering c.1,620 sq ft of internal space, this superb end of terrace house is presented in immaculate condition throughout and boasts a larger than average garden. Accommodation briefly comprises; three bedrooms (with en-suite to master), exceptional entertaining space with a luxurious eat-in kitchen, generous reception room and dedicated study area and a superb low-maintenance garden. Of immense benefit are 2 secure, underground parking spaces which come with the property. Located just off Ladbroke Grove, this impressive modern house benefits from exceptional natural light, luxury fixtures and fittings and is located to take advantage of world-class shopping and dining opportunities on Golborne Road, Portobello Road and the further amenities of nearby Westbourne Grove. Nearby transport links at Westbourne Park and Ladbroke Grove stations offer easy access to the City, West End and Canary Wharf and further road and rail links to international transport hubs are nearby.

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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

EPC Rating: Council Tax Band: B

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/tenants are advised to recheck the measurements

108 Holland Park Avenue
London
W11 4UA

020 7602 6725
james@sandersonslondon.co.uk
sandersonslondon.co.uk

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