



Ashchurch Grove W12



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- 4 DOUBLE BEDROOMS
- DOUBLE RECEPTION
- KITCHEN / BREAKFAST ROOM
- 2 BATHROOMS (1 EN SUITE SHOWER ROOM)
- GUEST CLOAKROOM
- CELLAR STORAGE || UTILITY CUPBOARD
- SIDE ACCESS BIKE STORAGE
- WESTERLY GARDEN
- EPC RATING: D 59
- COUNCIL TAX BAND: G

A fabulous 4 bedroom, 2 bathroom Victorian house set back from the road, offering excellent living and entertaining space on the ground floor and a wonderful westerly garden in addition to a balcony off the top-floor principal bedroom. The double reception features a large bay window with original shutters, a working fireplace to the front, and a 2nd feature fireplace to the rear, with French doors leading into the full-width kitchen/breakfast/family room, finished with a fully tiled floor with underfloor heating, integrated appliances and floor-to-ceiling sliding glass doors opening onto the generous walled garden, which is initially paved then lawned with mature shrubs. This floor also provides a guest cloakroom and access to cellar storage. The upper floors offer 4 double bedrooms, a contemporary family bathroom, a linen cupboard and utility area, including the principal bedroom suite which occupies the entire top floor with an en suite shower room, built-in wardrobes and sliding doors to the westerly balcony. The property of approximately 1,781 sq ft further benefits from a covered side access at the front of the house for bike storage, and occupies an excellent position on Ashchurch Grove, one of the area's premier residential roads, moments from the cafés and amenities of Askew Road and the green spaces of Ravenscourt Park and Wendell Park

PRICE GUIDE £2,275,000
FREEHOLD

SUBJECT TO CONTRACT











This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.