

# TATES

020 7602 6020



## Gunterstone Road, London W14 9BT

**£2,700,000**

Beautifully presented period house arranged over four floors, offering 2700 sq ft (250.5 sq m) of internal space and a private garden, ideally located in the heart of West Kensington.

This impressive property provides generous proportions and excellent natural light throughout, with flexible accommodation ideal for family living and entertaining.

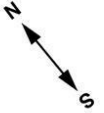
The raised ground floor features a large bay-fronted reception room, creating an elegant main living space, alongside a separate dining room at the rear which leads to the kitchen and terrace, overlooking the garden.

The lower ground floor offers additional living space with a second spacious reception room, a bedroom, separate utility room, family bathroom, and useful storage areas, with direct access to the private rear garden. This level could easily function as a guest suite, home office space, or independent living area.

On the first floor are two well-proportioned bedrooms, a study, and a family bathroom. The second floor comprises three further bedrooms, as well as an additional bathroom.

# GUNTERSTONE ROAD, W14

Approximate gross internal area  
2700 sq ft / 250.83 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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135 Hammersmith Road, West Kensington, London W14 0QL

mail@tatesestates.co.uk

tatesestates.co.uk

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Registered Office: Imperial House, 8 Keane Street, London WC2B 4AS

