



Castlebar Road W5

Price £1,250,000 Freehold

GARDINER
RESIDENTIAL

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Description

An extremely rare to market, generously proportioned three-bedroom property situated over the raised ground and lower ground floors of this Victorian stucco-fronted townhouse, occupying the grand reception rooms when this was an imposing single-family house. There are a wealth of period features including high ceilings, feature fireplaces and bay windows with original wooden shutters.

This stunning property benefits from sole use of the front and rear garden and has been totally refurbished throughout, presented in immaculate condition with a contemporary feel whilst retaining the period grandeur.

Entering on the upper ground floor into a spacious elegant reception room with period fireplace and fitted cabinetry, there is a further reception dining room with fitted cabinetry, feature fireplace and views over the rear garden. A contemporary and bright kitchen overlooks the large, walled private garden at the rear, ideal for al fresco dining. There is a guest toilet on this floor. On the lower

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		

Castlebar Road
Approx. Gross Internal Area 1344 Sq Ft - 124.86 Sq M
(Excluding Utility Room)
Approx. Gross Internal Area Of Utility Room 40 Sq Ft - 3.67 Sq M



Ground Floor
Lower Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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check the availability of any property before travelling any distance to view.

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