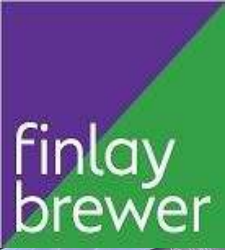




Ceylon Road W14



# Ceylon Road W14

**3 DOUBLE BEDROOMS**  
**DOUBLE RECEPTION**  
**FULL WIDTH KITCHEN/BREAKFAST ROOM**  
**BATHROOM**  
**2 SHOWER ROOMS (1 EN SUITE)**  
**PAVED GARDEN**  
**EPC RATING D 66**  
**COUNCIL TAX BAND G**

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A wonderful flat fronted 3 double bedroom Victorian house with very good living/entertaining space on the ground floor and a walled and paved garden. The generous double reception is open to the stairs and has a feature fireplace, Georgian-style sash window to the front and wood floor and leads naturally into the full width kitchen/breakfast room with sliding doors onto the garden. There are three double bedrooms and three bathrooms on the upper floors including the principal suite which occupies the entire top floor. This cleverly configured house of approximately 1443sq ft has a great feel and generous cubic space throughout.

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**PRICE GUIDE £1,250,000**  
**FREEHOLD**

**SUBJECT TO CONTRACT**



*"Having moved from Spain to start a new life as a family of three in London, we were eagerly looking for a place to call home, to make our own, and somewhere to create memories for many years to come.*

*We moved into the house in 2007, and what we discovered in the first few months of living there was more than we could have hoped for. We sensed that we'd landed somewhere with a real sense of community – open and welcoming.*

*The house itself has something wondrous about it, and one of the main things for me has always been the lighting. On crisp sunny winter mornings, or throughout spring or summer, the morning sun dives in through the living room and front facing bedrooms bringing with it a sense of excitement for the day ahead. With the kitchen and backyard facing west, you have those golden rays inviting you to spend an evening chatting over a cup of tea or some wine.*

*Tea Cottage, being on a smaller street, means that fewer cars go past, providing a much-needed sense of calm in a bustling London environment. In the warmer months you often see children playing on the street or in the green areas in front of the house, giving a sense of magic wonder to the place.*

*So, if I love the house so much, why sell it? Well, after 18 wondrous years there with my husband and daughter, it is time for a new chapter in my life. It's time to let the house go, and hopefully let you, prospective buyer, enjoy everything magical that Tea Cottage, Ceylon Road and the area of Brook Green has to offer"*







CEYLON ROAD, W14



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 570 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 484 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 389 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1443 SQ FT/ 134 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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.

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>66</b>	<b>79</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

