

ALEXANDER
STEER

ASKEW CRESCENT, W12

£1,000,000

FREEHOLD



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PROPERTY FEATURES

- Excellent Condition Throughout
- Offering over 1,700sqft of Living Space
- Quiet Residential Street
- Moments from Askew Road
- Excellent Schools Nearby
- Three Double Bedrooms & Two Bathrooms



ASKEW CRESCENT

£1,000,000

A beautifully presented spacious, three bedroom Victorian family home in a highly sought after residential street in Askew Village. The house has a real feeling of space with excellent ceiling height throughout and has retained much of its original charm whilst being tastefully modernised by the current owners. A real must see for young families and for those looking for something ready to move into in this popular location.

A pretty tiled Victorian path through the front garden leads you into a spacious hallway which in turn leads into a bright double reception with wood floor, an attractive original fireplace, excellent ceiling height and bay window to the front with plantation shutters. The rear of this double reception works well as a formal dining room and overlooks the garden. There is a generous, separate southerly kitchen which is flooded with natural light via the floor to ceiling glass doors that open onto the paved and walled rear garden allowing the seamless integration of the two spaces – the ideal setting for enjoying London's warm summer evenings. The custom-built, fully fitted kitchen is finished to a high specification with integrated appliances, a bespoke utility/pantry cupboard and tasteful quartz countertops. There is also access to a spacious cellar that is currently used by the owners as additional storage space.

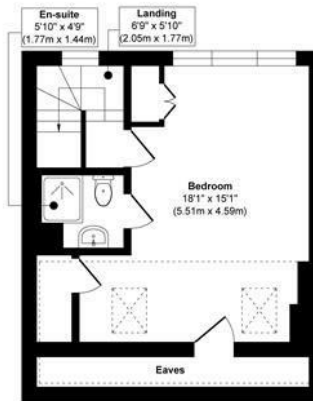
The full-width principal bedroom is to the front of the first floor with treble and single sash windows, built-in storage and attractive sisal carpet with a second double bedroom behind with a sash window overlooking the garden. There is a stunning, four-piece bathroom suite complete with modern geometric style tiling, a walk-in shower and free-standing bath on the first half landing. The loft space has been extended into to create a large double bedroom with built-in storage and contemporary en suite shower room. There is also access to good eaves storage. There is further potential to extend at the rear on the second floor subject to the relevant consents. This stunning home offers over 1700 sq ft of living/entertaining space and is sure to be popular with young families looking for a home in this popular enclave of W12.

Askew Crescent is a quiet, residential road moments from Askew Road which is known for its village-like feel, excellent transport connections and access to a number of beautiful green spaces. It has a fabulous selection of artisanal bakeries, independent restaurants and family-friendly gastro pubs. The renowned butcher chain, The Ginger Pig has a prime position along with independent boutiques and cafes such as Detour, Burnt, the fabulous garden at The Eagle gastro pub – all of which are popular with locals residents. There is also an array of the more generic supermarkets such as Sainsbury's, Tesco and the Co-op within easy walking distance. The green flag award winning Ravenscourt Park is only a few streets away with its public tennis courts, bowling green and stunning Cherry Blossoms in the spring. There are a number of local outstanding schools with consistently strong Ofsted ratings which include The Good Shepherd Primary within 0.2 of a mile and St Stephens C of E School. St Johns XXIII, Ark Conway and Southfields are under 0.6 of a mile. The house is very well connected with Shepherd's Bush Market tube station (Hammersmith & City, Circle line) and Shepherd's Bush underground nearby (Central and Mildmay overground Line).





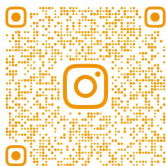
Askew Crescent



Approx. Gross Internal Floor Area 1774 sq. ft / 164.99 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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Council Tax Band

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

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 are advised to recheck the measurements.

ALEXANDER STEER
Estate Agents