



Aynhoe Road W14

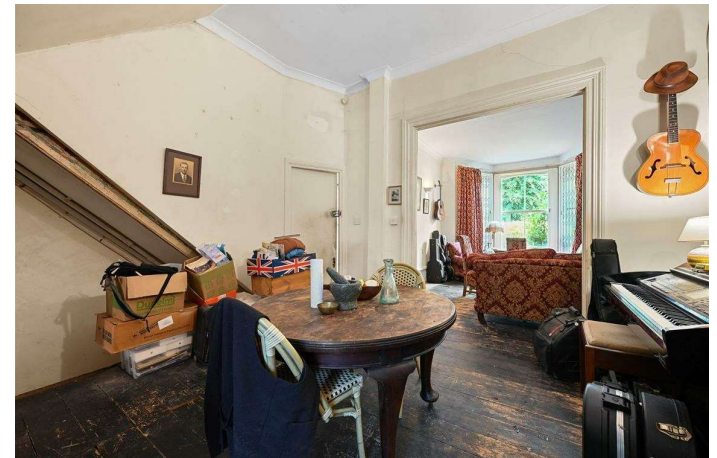


# Aynhoe Road W14

**DOUBLE BEDROOM**  
**DOUBLE RECEPTION**  
**KITCHEN / BREAKFAST ROOM**  
**BATHROOM**  
**PAVED & WALLED GARDEN**  
**EPC RATING: TBC**  
**COUNCIL TAX BAND: E**

A generous 1 double bedroom flat which occupies the entire ground floor of an imposing Victorian building with a glorious westerly paved garden. The high-ceilinged double reception is to the front with wooden flooring and a bay window. There is a door from the kitchen at the rear which opens onto the garden. The double bedroom and bathroom are both off the reception. This characterful flat of approximately 764 sq ft is situated on one of Brook Green's most desirable residential roads and provides great scope to refurbish and reconfigure to one's own taste and style. The property offers flexible accommodation and is currently configured as a 1 bedroom flat but could also be extended over the side return and the cellar/basement could be excavated as others have done on the street subject to the usual planning consents.

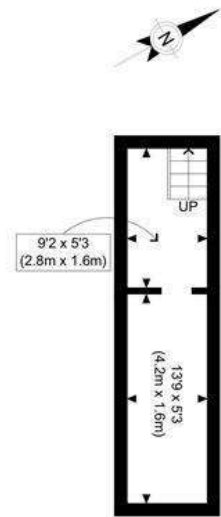
**PRICE GUIDE £550,000**  
**FREEHOLD**  
**SUBJECT TO CONTRACT**







AYNHOE ROAD, W14



LOWER GROUND FLOOR:  
GROSS INTERNAL  
FLOOR AREA 122 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 642 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 764 SQ FT/ 71 SQM