## PHILIP WOOLLER

#### SOLD



IFFLEY ROAD W6 • BRACKENBURY VILLAGE £1,375,000 FREEHOLD







- 3 double bedrooms
- · Family bathroom
- Shower room en suite
- Study / single bedroom 4
- Reception room
- Kitchen / dining room
- Utility room
- Garden
- Great location within W6 school catchments

## Type Terraced Victorian family house

Gross internal floor area 1367 sq ft / 127 sq m approx.

Nearest stations Hammersmith Broadway (District, Piccadilly and Hamm. & City Lines) Goldhawk Road (Hamm. & City and Circle Lines)

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#### Iffley Road, W6 Approximate gross internal area 127 sq m / 1367 sq ft BEDROOM 12'2 x 10'10 GARDEN (3.7m x 3.3m) 19'4 x 18'8 (5.9m x 5.7m) UTILITY 12'6 x 4'11 (3.8m x 1.5m) SHOWER ROOM 8'6 x 5'11 KITCHEN/ (2.6m x 1.8m) DINING 19'4 x 12'10 (5.9m x 3.9m) 808 LOWER GROUND FLOOR **BATHROOM** 9'6 x 7'10 (2.9m x 2.4m) RECEPTION BEDROOM 15'1 x 12'10 13'1 x 10'10 (4.6m x 3.9m) (4m x 3.3m) **BEDROOM** GARDEN 13'1 x 12'2 18'4 x 14'9 **BEDROOM** (4m x 3.7m) (5.6m x 4.5m) 8'10 x 6'7 (2.7m x 2m) **GROUND FLOOR FIRST FLOOR**

Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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