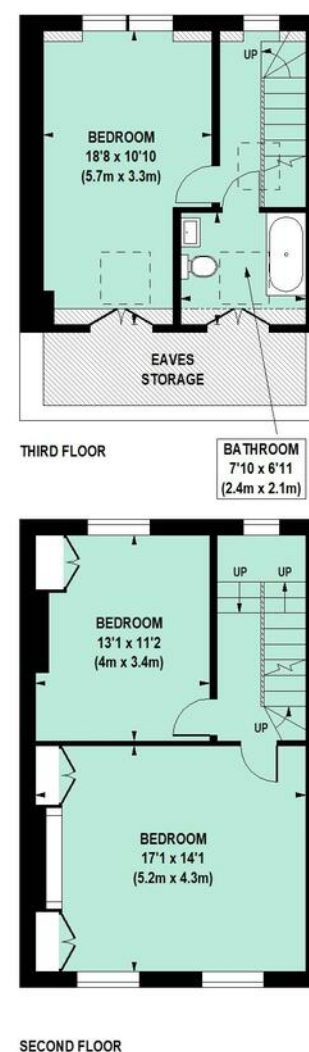
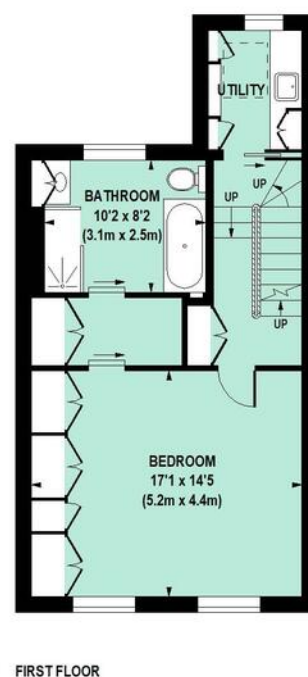
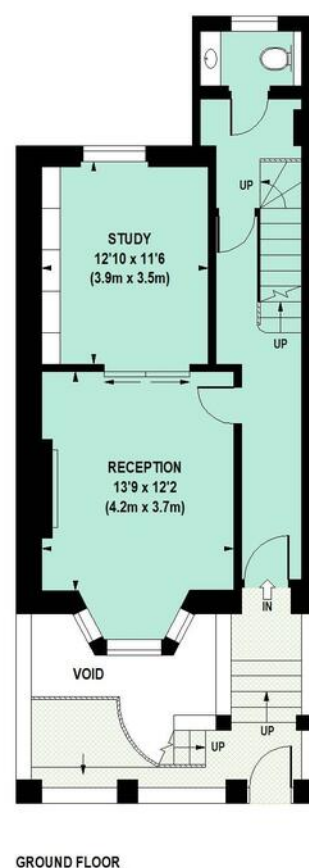
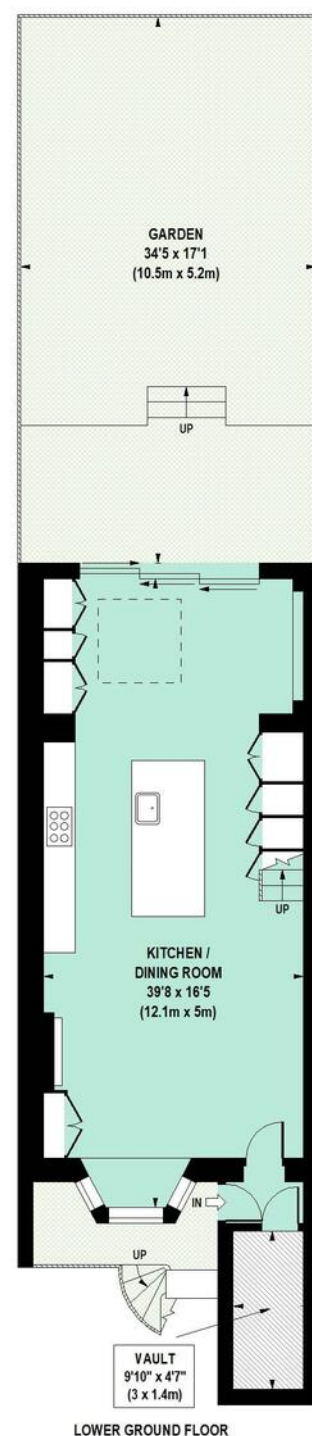


Approximate Gross Internal Area 238 sq m / 2562 sq ft
Including Eaves Storage of Approximately 7 sq m / 75 sq ft
Including Vault of Approximately 4 sq m / 43 sq ft

 Under 1.5m head height

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

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Philip Wooller Ltd in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Philip Wooller Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at

the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The position relating to the property may change without notice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



CATHNOR ROAD W12 • RAVENSCOURT PARK
£1,850,000 FREEHOLD

- 4 double bedrooms
- Impressive first floor master suite
- 2 bathrooms (1 en suite)
- Cloakroom / WC
- Utility room
- 2 interconnecting reception rooms
- Generous kitchen / dining / family room
- Terraced garden - 34' East facing
- EPC - D 65

Type
Victorian family house

Gross internal floor area
2562 sq ft / 238 sq m approx. Incl. eaves
storage and vault

Nearest stations
Ravenscourt Park (District Line) Goldhawk
Road (Hamm. & City and Circle Lines)



A beautiful architect designed family house over five floors, with optimally planned layout to make the most of the generous and naturally light space. The lovely open reception floors flow from front to back with an impressive depth of nearly 40' to the lower ground floor kitchen / family space - with oak floor and high quality bespoke cabinetry and fittings. The quality is consistent upstairs with well placed utility and cloakroom - fabulous first floor master suite and three additional double bedrooms with bathroom and good storage at the top. Nothing has been compromised or chopped up, hence the relaxed and luxurious feel.

The property is in the mid section of Cathnor Road, a good distance off Goldhawk Road. Both Cathnor and Ravenscourt Park and Askew Road shops are within a few minutes walk. The shopping and transport hubs of Hammersmith and Westfield are within easy reach and Goldhawk Road tube is conveniently close by - as are excellent local nurseries and schools (Vanessa's Nursery is just down the road).

