

SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER

SALE AGREED



ASHCHURCH TERRACE W12 • ASHCHURCH AREA
GUIDE PRICE £2,000,000 FREEHOLD

- Largely original Victorian Villa
- Rare opportunity to modernise
- 4 bedrooms
- Bathroom and shower room ensuite
- Double reception room
- Kitchen and conservatory
- Cellar
- 61' Garden
- EPC - E

Type
Victorian family house

Gross internal floor area
1895 sq ft / 176 sq m approx.

Nearest stations
Stamford Brook (District Line) Turnham
Green Terrace (Piccadilly and District Lines)

Ashchurch Terrace, W12

Approximate Gross Internal Area 168 sq m / 1808 sq ft
Excluding Store of Approximately 8 sq m / 86 sq ft
Total Including Garden Store 176 sq m / 1895 sq ft

Under 1.5m head height



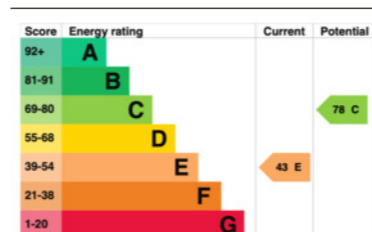
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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EPC





A handsome Ashchurch Terrace villa with lovely unspoilt character and in pretty much its original layout, save for the current rather elegant first floor reception that is likely to turn back to master bedroom. The house has a wealth of period detail that has been looked after over the years - but now offers a rare opportunity to completely modernise and extend. The generous garden faces south and is wonderfully leafy and open with many mature plants and shrubs. It would not take too much work to transform to something really special. The old scullery provides excellent garden / general storage - in addition to the small cellar beneath the entrance hall.

Located in prime W12 within the Ravenscourt & Starch Green conservation area - a select area containing the most attractive houses that seldom see the market - loved for their large gardens and the open quality of the streets. Ravenscourt Park is within a few minutes walk, as are both Stamford Brook and Ravenscourt Park tubes. The proximity of numerous outstanding W6 schools and the local convenience of Askew Road, coupled with the shopping and transport hubs of Hammersmith and Westfield make this the perfect family location.

