## Stamford Brook Road, W6 Approximate Gross Internal Area 272 sq m / 2928 sq ft GARDEN 64'0 x 26'7 (19.5m x 8.1m) DINING 11'10 x 12'6 ROOM 7'3 x 6'11 (2.2m x 2.1m) LOWER GROUND FLOOR 12'6 x 11'10 16'5 x 12'6 (5.0m x 3.8m) 18'4 x 12'6 (5.6m x 3.8m) (3.5m x 2.2m KITCHEN STUDIO 15'5 x 12'10 26.7 x 24'3 (4.7m x 3.9m)

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

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

regulations or other consent has been obtained. A buyer or lessee must find out by inspection or

mean that any necessary planning, building

SECOND FLOOR

## IMPORTANT NOTICE

FIRST FLOOR

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

GROUND FLOOR

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

Score Energy rating Current Potential 92+ A 81-91 B 69-80 C 75 C 55-68 D 62 D

EPC

SALES • LETTINGS • MANAGEMENT

## PHILIP WOOLLER

## FOR SALE



STAMFORD BROOK ROAD W6 • STAMFORD BROOK £2,450,000 FREEHOLD

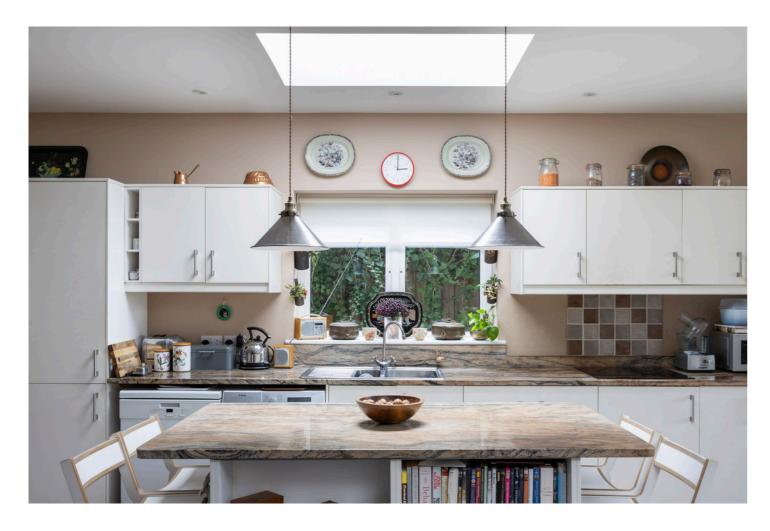
- 6 bedrooms
- · 2 bathrooms
- Cloakroom / WC
- Double reception room
- Generous kitchen / dining / family
- Studio / kitchen 2
- Off street parking / Views across park
- 64' Garden great project
- EPC D

Туре

Edwardian semi-detached family house

Gross internal floor area 2928 sq ft / 272 sq approx.

Nearest stations Stamford Brook (District Line) Turnham Green Terrace (District and Piccadilly Lines) Goldhawk Road (Hamm.& City and Circle Lines)





A lovely big boned Edwardian family house with generous landings and room proportions from top to bottom. This wonderful home whilst requiring some improvement, currently offers a great fully extended (at back) footprint allowing for internal upgrades without structural work. The big kitchen / family space opens onto the garden which makes for a delightful aspect. There is further flexibility at the top of the house which could work as a self contained flat for extended family or au pair etc.. With off street parking and views to the front across Stamford Brook Green - this is a truly special forever home! Located at the eastern end of Stamford Brook Road facing the park, also just north of Ravenscourt Park. There is easy access to central London and the west - Stamford Brook Underground station (District Line) is a five minute walk, and Askew Road and Turnham Green Terrace's shops and restaurants can be accessed within minutes by the 94 bus route or on foot.



