



## Iffley Road, Brackenhurst Village, W6

£1,950,000 Freehold

A fabulous four bedroom Victorian family house on this most popular street in the heart of Brackenhurst Village.

Double Reception Room | Kitchen / Dining Room | 4 Bedrooms | Bathroom | En Suite Shower Room | Utility Room / WC | Basement | Garden | 2106 Sq Ft / 196 Sq M | Council Tax Band G | EPC Rating Band D

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## LOCATION

Iffley Road is in the heart of Brackenbury Village, ideally located for its numerous amenities including pubs and local shops, whilst the nearest Underground station is Hammersmith, where four lines are on offer. Shepherd's Bush is also within easy reach, offering Central Line and London Overground services. Westfield London offers a multitude of retail and entertainment options; a number of well-regarded schools, both state and private sector, are also close by, including Godolphin & Latymer, West London Free School, St Paul's and Bute House.

## DESCRIPTION

Offered in excellent condition throughout, this superb family house offers accommodation on the ground floor comprising entrance hall, double reception room, cloakroom/utility room and extended kitchen which in turn leads to a landscaped garden. The first floor offers three double bedrooms and family bathroom, with the top floor offering a further double bedroom with en suite shower room. The house further benefits from extensive cellar space.

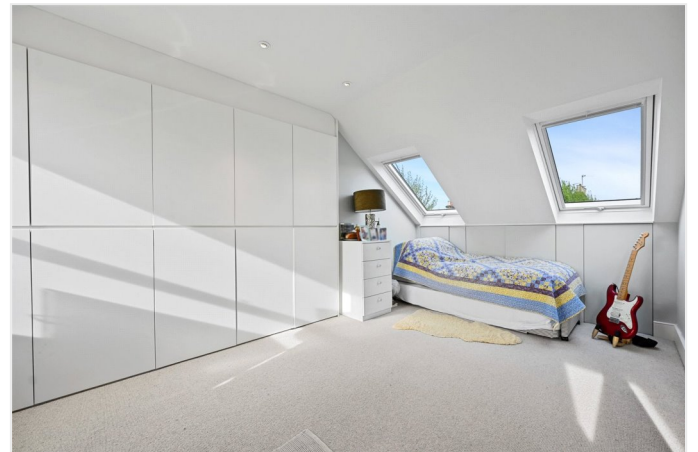




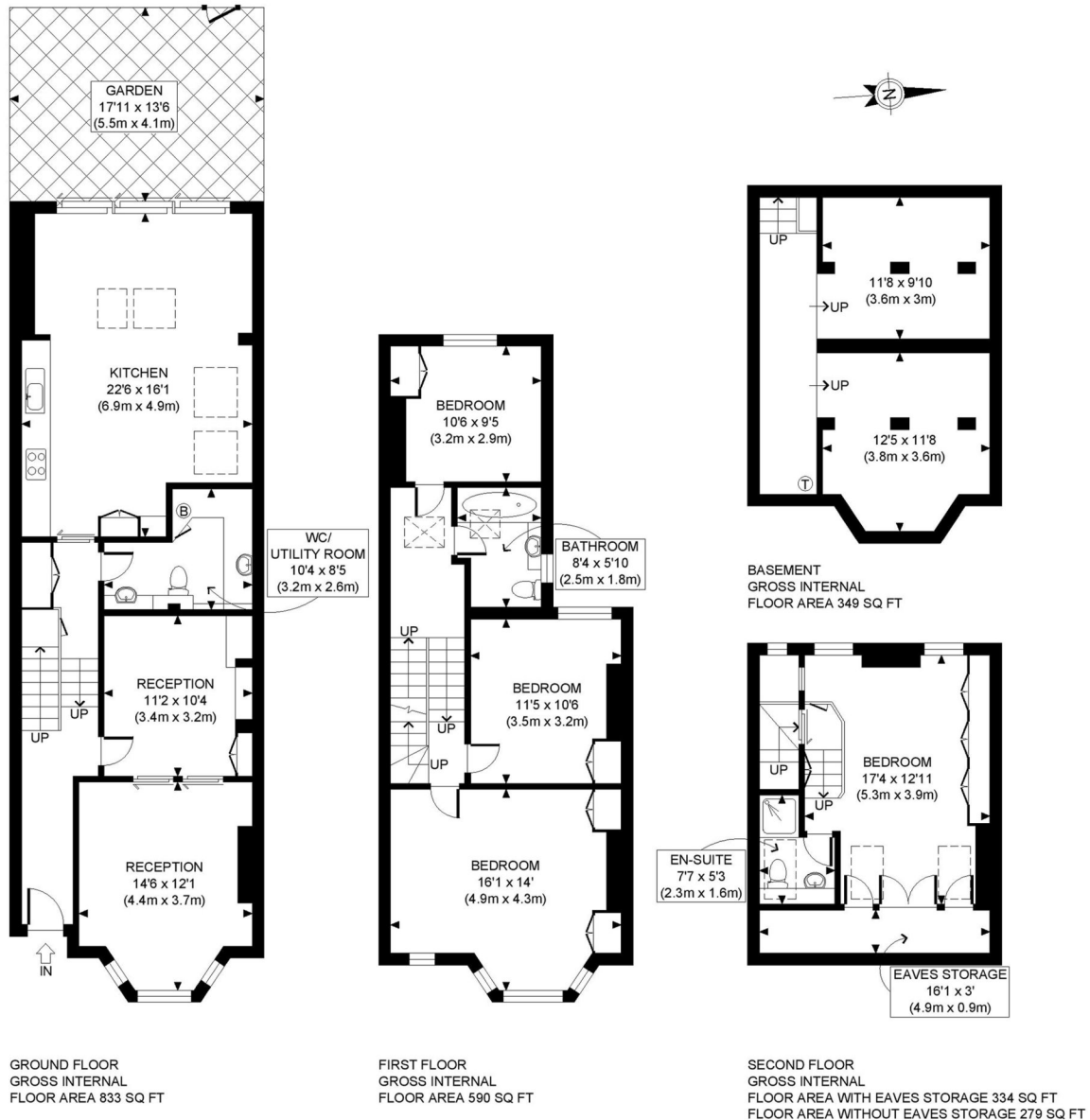
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Freehold.

**PRICE:** £1,950,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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for every step...

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