



PERCY ROAD, LONDON, W12

£1,475,000 FREEHOLD

A BEAUTIFUL FOUR BEDROOM VICTORIAN FAMILY HOME OFFERED TO THE MARKET CHAIN FREE

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DESCRIPTION:

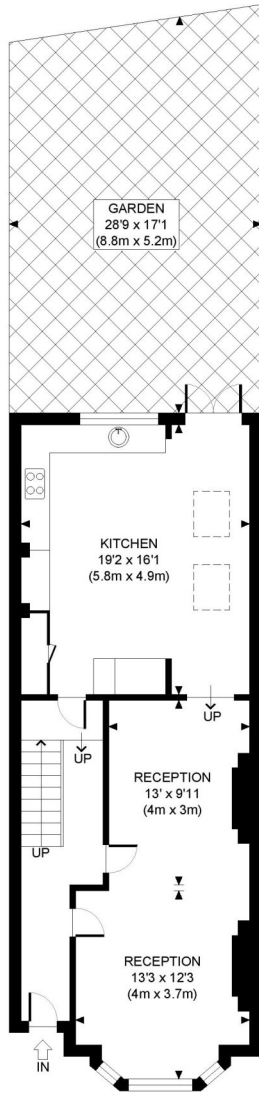
A wonderful four/five-bedroom family home. Beautifully presented this remodelled Victorian house offers everything the modern family could need from their home. Presented throughout in a calm yet joyful style the accommodation comprises a double reception room, an extended family/kitchen room which leads to a delightful garden, four double bedrooms, an additional study and two bathrooms (one of which is frankly massive). Houses of this calibre are rarely on the market for long and in the present climate we fully expect this wonderful house to be very well received. Viewings are highly recommended.

LOCATION:

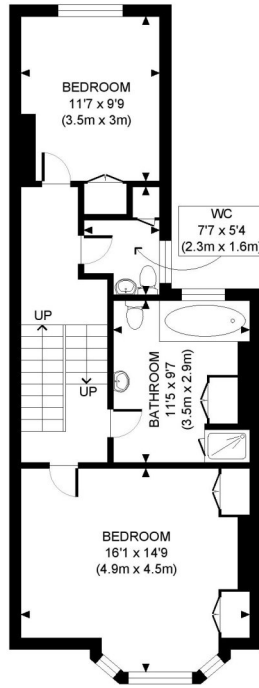
Percy Road is a popular residential road in close proximity to the beautiful Ravenscourt Park and the well-considered Greenside primary school. There are a number of popular and rather good restaurants and pubs within walking distance. The nearest underground stations are Ravenscourt Park (district line), Goldhawk Road (Circle and Hammersmith & City) and Shepherds Bush & Shepherds Bush market (Circle, Central and Hammersmith & City).



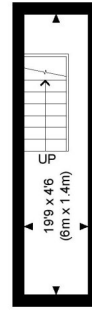




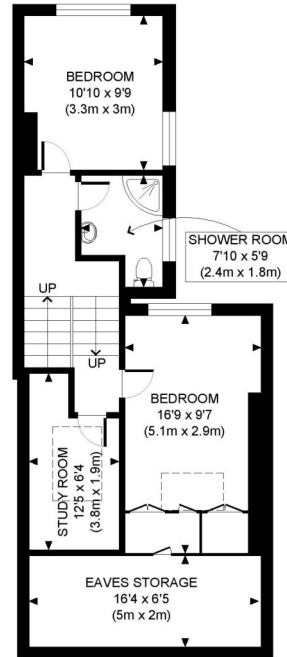
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 714 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 595 SQ FT



BASEMENT
GROSS INTERNAL
FLOOR AREA 89 SQ FT

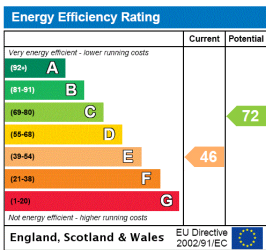


SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 582 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 473 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1980 SQ FT/ 184 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1871 SQ FT/ 174 SQM

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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 miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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