



GASTEIN ROAD, W6

£1,250,000 FREEHOLD

A fantastic opportunity to acquire a beautifully presented, much-loved, four bedroom Victorian terraced family home, presented to the market in immaculate, turn-key condition, spanning 1534 sq. ft., spread across three floors with a south facing patio garden.

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

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DESCRIPTION:

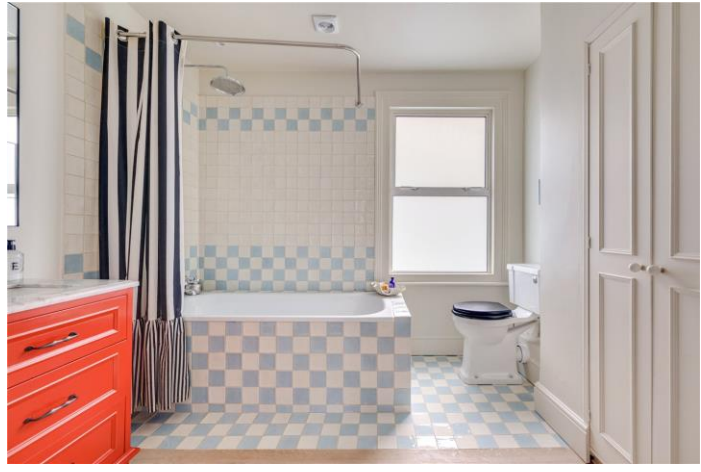
The ground floor comprises of a spacious double reception room, fitted with a large bay window and two fireplaces. There is also a stylish Crittall glass divider by the door to create a separation between the entrance and the reception room. The reception room leads through to the fully extended, eat-in kitchen with breakfast bar and French doors that open onto a private garden patio, perfect for entertaining. There is a useful utility room and cloakroom leading off the kitchen here also.

The principal bedroom located on the first floor and has an ensuite with ample built-in storage. There is a large double bedroom also located on the half landing on this floor and family bathroom. On the second floor is another double bedroom, currently being used as a study. The loft room comprised a large double bedroom with further built in storage, and a Juliet balcony. There is a third bathroom with a shower on this floor.

Gastein Road is within walking distance from the River Thames which offers an array of local pubs and restaurants, including the incredibly popular River Café. Barons Court and Hammersmith underground stations are close by, providing access to three underground tube lines, as well as further shops and amenities.







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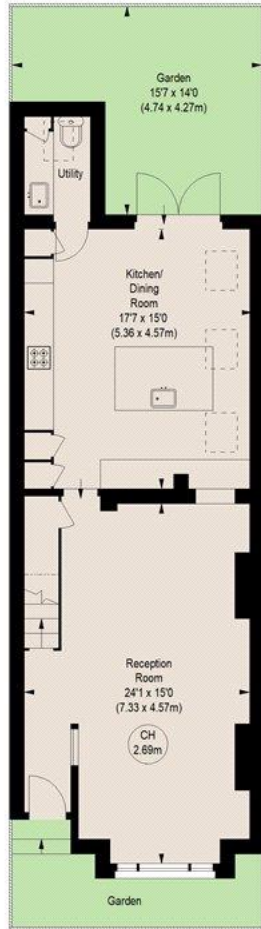
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GASTEIN ROAD, SW6

Approximate gross internal area
1534 sq ft / 142.51 sq m



GROUND FLOOR
(61.16 m²)

Key :
CH - Ceiling Height



FIRST FLOOR
(48.51 m²)



SECOND FLOOR
(32.82 m²)

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Term: n/a

Service Charge: n/a

Ground Rent: n/a

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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