



INGERSOLL ROAD, LONDON, W12

£1,400,000 FREEHOLD

## A DELIGHTFUL FIVE-BEDROOM HOUSE ON THIS EVER-POPULAR RESIDENTIAL ROAD

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## DESCRIPTION:

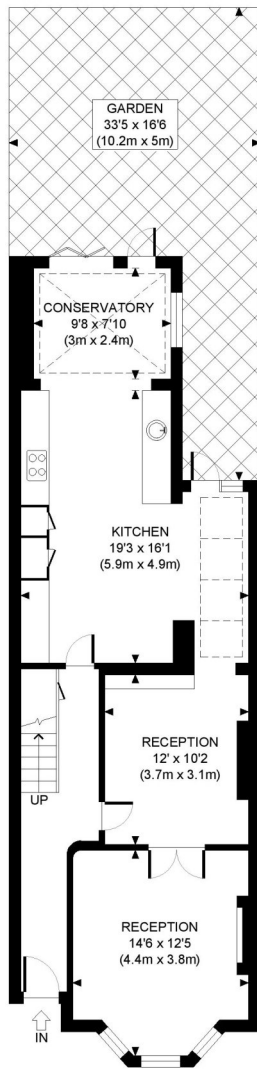
A delightful five-bedroom house on this ever-popular residential road. The property retains many period features and would be a lovely family home. Living space is perfectly balanced and measures just under 2000 sq. Ft with scope to extend further to the side of the house, should you need to, subject to the usual consents. The accommodation comprises of five double bedrooms, a double reception room, a kitchen / diner and two bathrooms. There is also a charming garden making this a great family home at the heart of Shepherds Bush. Viewing is highly recommended.

## LOCATION:

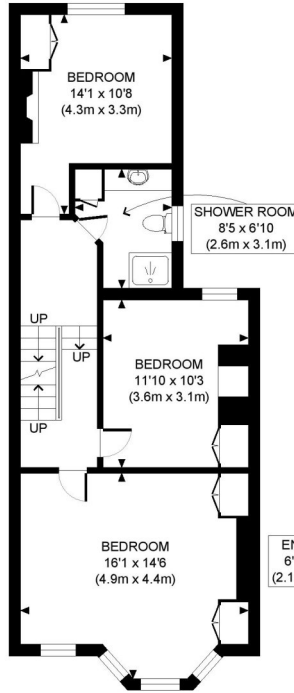
Ingersoll Road is a popular family road which forms the south side of the Armingier Road, Ethelden Road "horseshoe". A quiet residential road in close proximity to many local amenities and transport links on offer in Shepherds Bush.



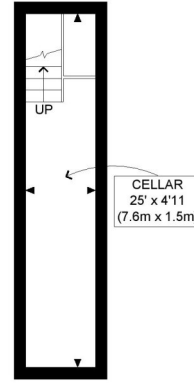




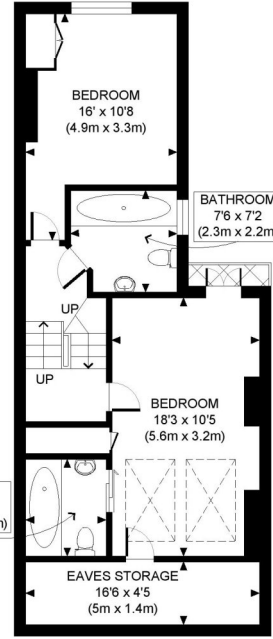
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 776 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 621 SQ FT



BASEMENT  
GROSS INTERNAL  
FLOOR AREA 123 SQ FT

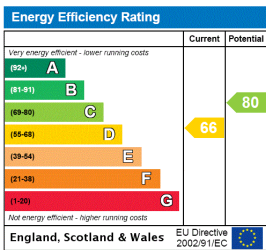


SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES STORAGE 595 SQ FT  
FLOOR AREA WITHOUT EAVES STORAGE 515 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2115 SQ FT/ 196 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2035 SQ FT/ 189 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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