



**ALDBOURNE ROAD, W12**

**£1,100,000 FREEHOLD**

**A FANTASTIC OPPORTUNITY TO PUT YOUR OWN GRAND DESIGN ON THIS MOST SUBSTANTIAL LATE EDWARDIAN FAMILY HOME. TIPPING THE SCALES AT OVER 2000 SQUARE FEET AND WITH SCOPE TO EXTEND FURTHER SUBJECT TO CONSENTS.**

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## DESCRIPTION:

A fantastic opportunity to put your own grand design on this most substantial late Edwardian family home. Tipping the scales at over 2000 square feet and with scope to extend further subject to consents this is a rare chance to acquire a very large 'before' for your 'after'. The accommodation presently comprises five bedrooms, three reception rooms, three bathrooms and a 64 foot south facing garden. But the potential is far greater than the sum of the parts. If you are planning on creating a fantastic family home in a pleasant, quiet enclave then this house is a must see.

## LOCATION:

Aldbourne Road is a popular residential tree lined road in close proximity to public transport, shops, some excellent pubs and restaurants and an outstanding (Ofsted) primary school. A peaceful enclave which, although close to everything is far from the ordinary.









# ALDBOURNE ROAD, W12

Approx. gross internal area

2192 Sq Ft. / 203.6 Sq M.

159 Sq Ft. / 14.8 Sq M. Reduced Headroom & Eaves

2351 Sq Ft. / 218.4 Sq M. Including Reduced Headroom & Eaves

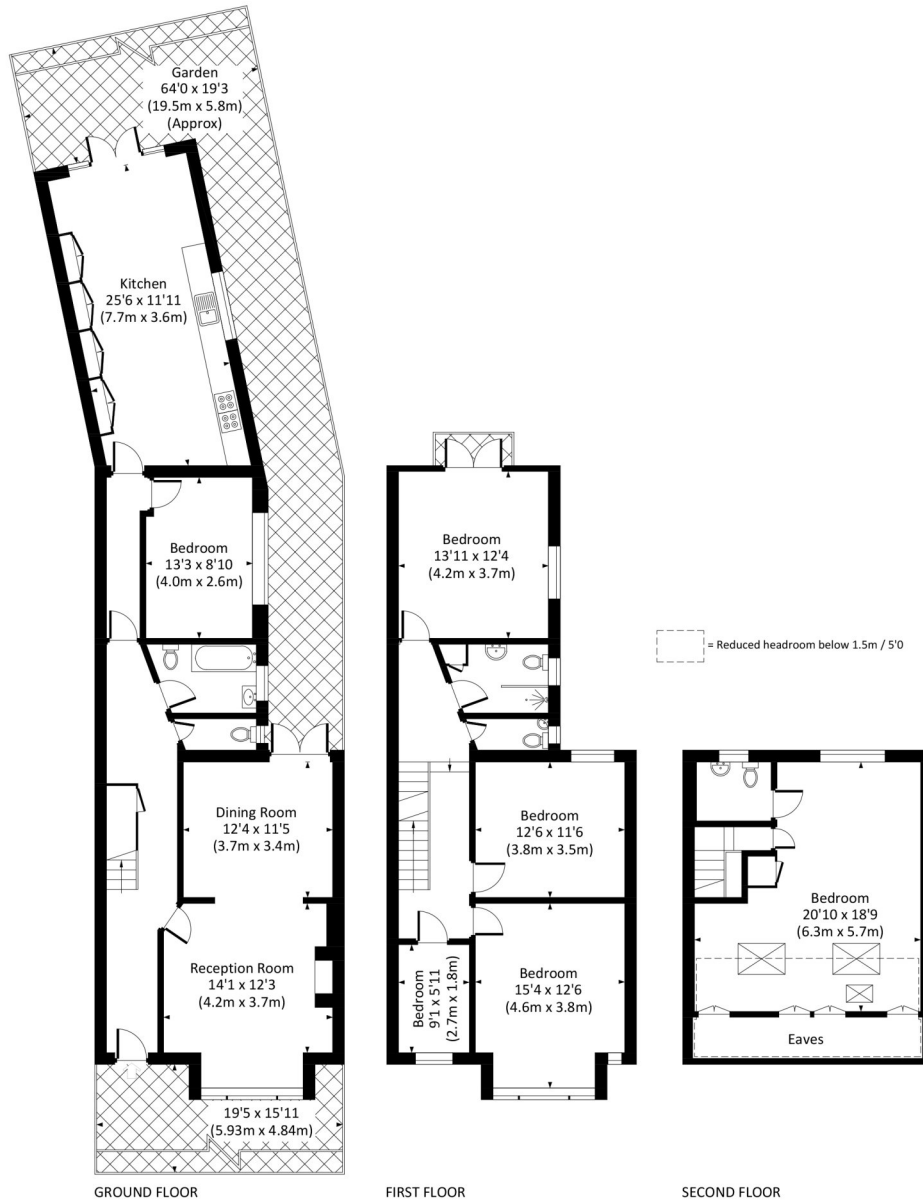


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All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2020 www.dowlingjones.com 020 7610 9933

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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