



ARCHEL ROAD, W14
£1,495,000 FREEHOLD

A charming four/five bedroom, terraced house with a South facing garden, spanning just under 2,000 sq. ft on Archel Road.

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

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DESCRIPTION:

You enter the property via the raised ground floor into a large reception room with high ceilings and a bay window. To the rear is a well-proportioned bedroom which could be used as a double reception room or dining room, with double doors that lead onto a balcony overlooking the garden. There is a cloakroom on this floor before it leads you down to the kitchen/dining room.

The natural lower ground floor features a generous open-plan kitchen, dining and reception room offering excellent entertaining space. The well-equipped kitchen has a range cooker and excellent storage with a breakfast bar. This opens directly onto a low maintenance paved South facing garden, perfect for outdoor dining. There is a useful utility room on this floor and direct access from the street with further storage which can be used for the likes of bicycles.

The master bedroom is situated on the first floor to the front of the property and benefits from an ensuite bathroom. There is a further double bedroom and family bathroom on this floor, plus two equal sized double bedrooms on the second floor with a cloakroom here. There is good storage in all three bedrooms.

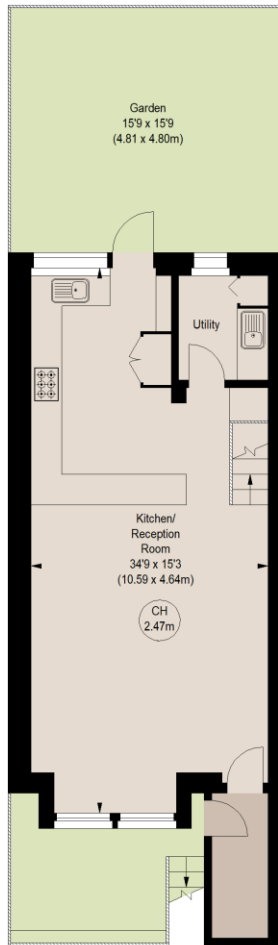
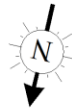
Archel Road is located within the heart of Barons Court and is a short walk from an array of local shops, gyms, supermarkets, and amenities on the North End Road. The property is well connected to Central and South London via regular bus routes across the North End Road as well as tube stations found at West Brompton (District and Overground), West Kensington (District) and Barons Court (Piccadilly and District lines).



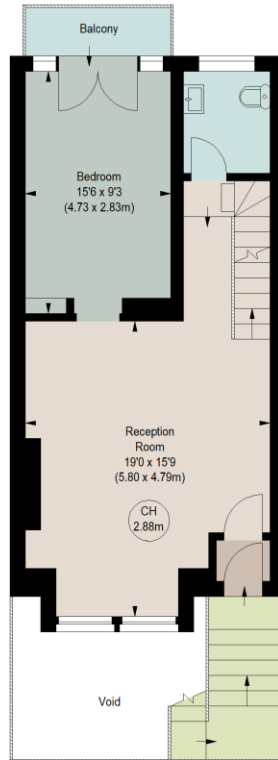


ARCHEL ROAD, W6
 Approximate gross internal area
 1973 sq ft / 183.29 sq m
 (Including Eaves Storage)
 Eaves Storage
 67 sq ft / 6.22 sq m

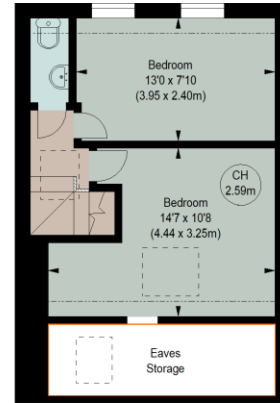
Key :
 CH - Ceiling Height



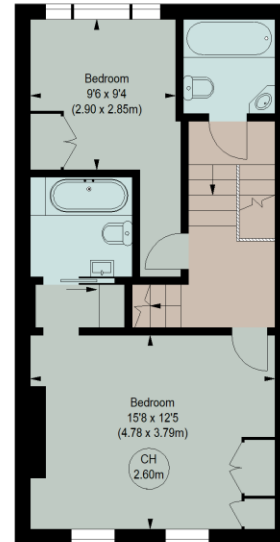
LOWER GROUND FLOOR
 (50.97 m²)



GROUND FLOOR
 (49.34 m²)



SECOND FLOOR
 (34.99 m²)



FIRST FLOOR
 (48.00 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		
55-68	D	66 D	81 B
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: G

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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