



ARCHEL ROAD, W14
£1,795,000 FREEHOLD

An exciting opportunity to acquire a beautifully presented four-bedroom, four-bathroom family home, arranged across four floors and spanning approximately 1,840 sq. ft., with a private 16ft garden on Archel Road. Finished to an excellent standard throughout, the property offers stylish, contemporary interiors alongside generous and versatile living space.

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DESCRIPTION:

You enter the property on the ground floor into an impressive open-plan kitchen and dining room. The modern kitchen is beautifully appointed, with ample worktop space and storage, while the generous dining area creates a fantastic space for both everyday family living and entertaining. Just off the kitchen is a convenient and cosy study area, ideal for working from home.

The lower ground floor is home to a spacious open-plan reception room, featuring floor-to-ceiling shelving and built-in storage alongside a stylish glass partition, creating a contemporary yet welcoming feel. A further office space sits just off the reception room and benefits from additional built-in storage. Bi-folding doors open directly onto the private patio garden, creating a seamless connection between the indoor and outdoor living spaces. Also on this floor is a good-sized double bedroom with a square bay window overlooking the front patio, as well as a modern family bathroom.





On the first floor are two further good-sized double bedrooms. The principal bedroom overlooks the garden and benefits from an impressive walk-in wardrobe and a stylish en-suite bathroom with a double vanity. The second double bedroom is positioned at the front of the property and is served by a contemporary family bathroom at the rear.

The second floor comprises a further double bedroom, complete with built-in wardrobes, useful eaves storage and its own en-suite shower room.

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, W14

Approximate gross internal area

1840 sq ft / 170.98 sq m

(Including Eaves Storage & Vault)

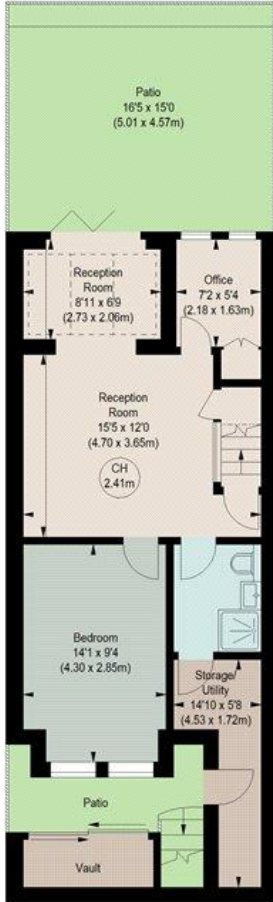
Eaves Storage

109 sq ft / 10.16 sq m

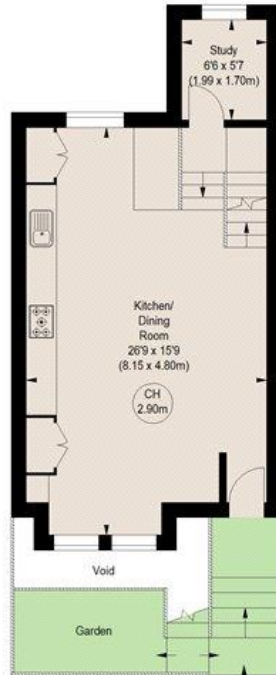
Vault

26 sq ft / 2.41 sq m

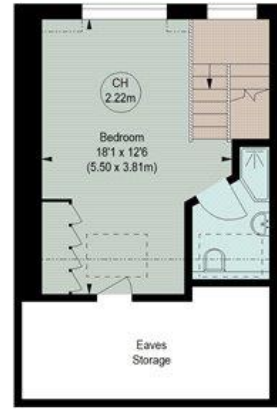
Key :
CH - Ceiling Height



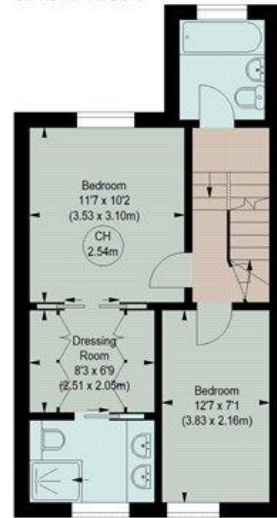
LOWER GROUND FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

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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