



SECOND AVENUE, LONDON, W3

£1,750,000 FREEHOLD

THIS GRAND EDWARDIAN HOUSE HAS BEEN ARCHITECTURALLY DESIGNED AND EXPERTLY BUILT WITH CUTTING EDGE INTERIOR DESIGN AT THE FOREFRONT OF EVERY ASPECT

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DESCRIPTION:

This substantial property is almost 2500 SQ FT and comprises an opulent double reception room with bay window and wood burner, leading through to the extended kitchen dining room with bespoke concrete island, the exposed brick and steel support add to the industrial styling of this exceptional dining and entertaining space. Full height doors give tremendous light and access to the low maintenance wood floored garden with built in seating of which at the rear the summer house/cinema room can be found.

On the first floor is the beautiful and substantial master bedroom with bay window, feature fireplaces and balcony, from the main room the fabulous en suite is accesses with roll top bath mirrored wall and a separate shower. There is also a further double bedroom and another chic bathroom at the rear of this floor.

The main and rear loft have been extremely well converted to offer an additional two double bedroom and another bathroom. Houses of this calibre are rarely available on the market so I advise viewing this wonderful home as soon as you can.

LOCATION:

Second Avenue is a very popular residential road in close proximity to the award-winning Princess Victoria gastro pub and a very handy Tesco's metro. Both Acton and Ravenscourt parks are within easy walking distance and there are many bus routes to be found on Uxbridge Road. All in all, a charming and calm family location.





SECOND AVENUE, W3

Approx. gross internal area

2176 Sq.Ft. / 202.2 Sq.M. Exclude Garden House

2424 Sq.Ft. / 225.2 Sq.M. Inc. Restricted Height Area & Eaves



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. © 2016 www.dowlingjones.com 020 7610 9939

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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