



## Aycliffe Road, London, W12

£1,250,000 Freehold

A well presented and spacious four-bedroom family home with a south-facing garden. Sold with no onward chain.

2 Reception Rooms | Kitchen | 4 Bedrooms | Bathroom | Shower Room | Conservatory | Cloakroom | Patio | Garden | 2010 Sq Ft / 187 Sq M | Council Tax Band G | EPC Rating Band C

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## LOCATION

Aycliffe Road is within easy reach of the area's diverse array of shops and restaurants, there are also several pubs and coffee shops close by. The outside spaces of both Wormholt and Ravenscourt Parks are just a short distance away, whilst superb transport links give easy access both in to and out of Central London. A number of well regarded schools, in both state and private sectors, are also close by.

## DESCRIPTION

A four bedroom family home on a sought-after residential street, sold with no onward chain.

The house comprises two reception room, eat in kitchen/dining room with direct access to a lovely south facing garden.

The first floor comprises three double bedrooms, a family bathroom as well as an extra WC.

The house has had a substantial loft conversion to create another spacious double bedroom with ensuite bathroom and eave storage.





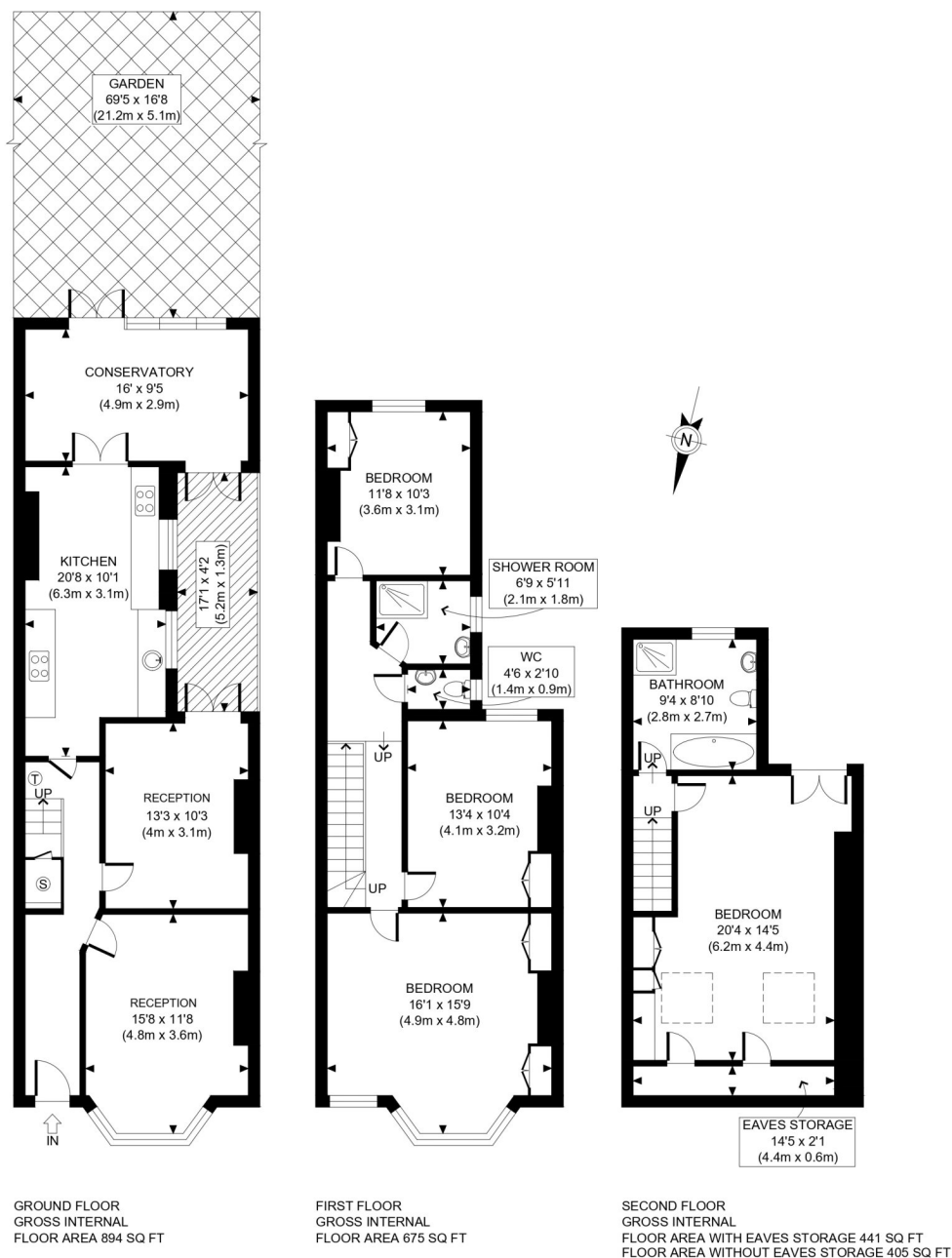
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Freehold.

**PRICE:** £1,250,000 Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2010 SQ FT/ 187 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1975 SQ FT/ 183 SQM

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AYCLIFFE ROAD, W12

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