



ORMISTON GROVE, LONDON, W12

£1,750,000 FREEHOLD

A TRULY SPLENDID AND SUBSTANTIAL VICTORIAN HOUSE  
LOCATED IN THE HEART OF SHEPHERDS BUSH THAT  
SIMPLY HAS BE VIEWED TO BE FULLY APPRECIATED

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## DESCRIPTION:

When you have been doing this job as long as we have, it is rare that one gets this excited by a house. Well, this one should have everybody excited! Having not been on market or sold for 64 years, this Victorian Villa is truly exceptional. These particular houses are normally much wider than you might expect, but this house is truly worthy of a gold medal, with an internal width of over 24ft!

The ceiling height measures in at an impressive 10ft plus; the house weighs in with an impressive 2143 sq. ft. Original features ooze out with our favourite being the unusual stained-glass windows to the front.

Now in need of refurbishment, this wonderful house offers a purchaser the opportunity to completely modernise to their own standards and create a family house fit for a Baron (and yes excuse the pun but it was once owned and occupied by a Baron).

If one extended the property in the usual ways (STPP) we estimate that the house could then offer around 3200 sq. ft. Now let's not forget the garden and pokey it is not, measuring an impressive 56 ft! In truth this special house is so good that we suspect you may want to view it just be sure we have not made it up.

## LOCATION:

Ormiston Grove is a quiet residential street which is brilliantly located for the shops and restaurants at Westfield London shopping centre and Soho House.

When it comes to Underground station access, the Circle and Hammersmith and City lines can be found at Shepherds Bush Market station and the Central line and Overground lines can be found at Shepherds Bush station.

In addition, there are frequent buses which take you in and out of Central London from Uxbridge Road. This house is perfect for a family as there is a selection of highly rated schools to choose from in the local area, including St Stephen's Primary School.





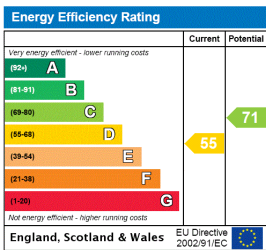




APPROX. GROSS INTERNAL FLOOR AREA: 2143 SQ FT/ 199 SQM

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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