



## ST. DUNSTANS ROAD, W6

**£1,100,000 FREEHOLD**

A well-presented four double bedroom house, two bathroom, Victorian terraced house spanning 1,393 sq. ft across three floors and offering a versatile layout, with a generous private garden.

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## DESCRIPTION:

The ground floor features a welcoming entrance leading into a spacious double reception room with high ceilings and a large bay window, providing an abundance of natural light. To the rear, a well-appointed modern kitchen opens via French doors onto a private garden. There is potential to extend into the side return subject to the necessary planning consents.

On the first floor, there are three well-proportioned double bedrooms, each with excellent natural light. The bedroom at the front of the property is generous in size and has built-in storage. This floor also benefits from a spacious bathroom fitted with a shower.

The top floor has a fourth large double bedroom, offering built in storage and plenty of natural light. There is a spacious family bathroom, complete with both a bathtub and separate shower on the half landing here and additional eaves storage.

St Dunstan's Road is within easy reach of the amenities of Hammersmith and Fulham, with Barons Court Underground Station (District and Piccadilly Lines) just a short walk away. The area is known for its excellent schools, green spaces, and vibrant local cafés, making it an ideal location.









ST DUNSTANS ROAD, SW6  
Approximate gross internal area  
1393 sq ft / 129.41 sq m



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		
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:**  
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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