



Aycliffe Road, London, W12

£1,325,000 Freehold

A well-presented and spacious four-bedroom family home with a large 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

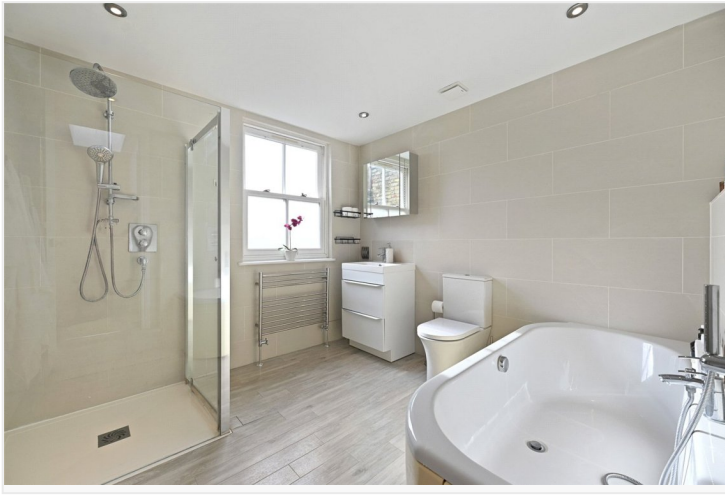
Aycliffe Road is a quiet residential road which enjoys a prime position within easy reach of an excellent selection of local shops, cafes and restaurants. These include the highly-rated Princess Victoria gastropub, The Ginger Pig butchers in Askew Village, and Gail's cafe. Everyday essentials are well catered for with nearby Tesco and Sainsbury's local supermarkets. For more extensive shopping and leisure options, Westfield London offers a wide array of retailers including John Lewis and Waitrose. Soho House White City, The Hoxton and the renowned Bush Theatre are also close by. Green open spaces are plentiful with both Ravenscourt and Wormholt Parks just a short walk away. Excellent transport links provide easy access into and out of Central London, while a number of well-regarded schools, in both state and private sectors, are conveniently nearby.

DESCRIPTION

A well-presented four-bedroom family home on a sought-after residential street, sold with no onward chain. The house comprises two reception rooms, eat in kitchen/dining room with direct access to a lovely south-facing garden.

The first floor comprises three double bedrooms, and a family bathroom, as well as a separate WC. On the second floor, the house has had a substantial loft conversion to create another spacious double bedroom with an ensuite bathroom and eaves storage. Further potential exists to extend the kitchen into the side return, subject to planning permission.





LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Freehold.

PRICE: £1,325,000 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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The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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