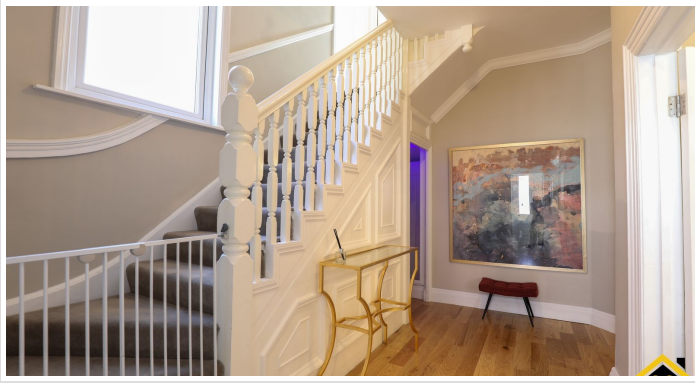


5 Bed Detached In Flanders Road , London, W4 1NG

£2,500,000





SHORT DESCRIPTION

Property Ref: 17588 A rare opportunity to acquire a recently refurbished Bedford Park family home of c. 3,000 sq ft. Properties of this size and quality seldom come to market. Ground Floor A wide, light-filled hallway with the original staircase leads to a front reception room that has 3.2m ceiling height, large bay windows and a working fireplace. The centrepiece is the c. 700 sq ft family room at the rear. It has a newly upgraded kitchen with modern appliances, a dining area that easily fits 6-8 person table and a working fireplace, and a large lounge area (currently has a 3 metre sofa). A separate utility room, laundry room and pantry sit alongside. Sliding doors open onto the south-facing garden. First Floor (2.7m ceilings) Large master bedroom that currently accommodates a super king bed and leads to a spacious en-suite bathroom Second bedroom overlooking the garden, with a working fireplace Third bedroom also with an en-suite, currently used as a nursery Family bathroom All rooms have large windows and excellent natural light. Top Floor Exceptionally large bedroom with south-facing light Fifth bedroom, currently a study, which also fits a double bed Another large bathroom Full length loft above as well as several eaves storage spaces Basement Currently a gym, with air cooling and a TV. Outside The south-facing lawned garden is c. 38 ft wide and 33 ft deep, with mature trees providing year-round privacy. It can be reached from both sides of the house and directly from the utility room. The front has landscaping, a white picket fence and off-street parking for at least 2 cars. Additional Features Newly fitted kitchens and bathrooms. Location • A few minutes' walk to Turnham Green station, Turnham Green Terrace and Chiswick High Street • Nearby parks, commons and sports facilities • Outstanding state and private schools • c. 15 minutes' drive to Westfield, Notting Hill and Kensington, and to Chiswick House, Kew Gardens and Richmond Park • 20-30 minutes' drive to Heathrow Property Type: Detached Full selling price: £2500000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: G EPC rating: D Measurement:2954 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway, Private, Off street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free:Chain free Possession of the property: Self-occupied -----

5

Bed Room(s)

5

Bath Room(s)

3

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area: 274.4 sq.m. (2,954 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	238 square metres

Rules on letting this property

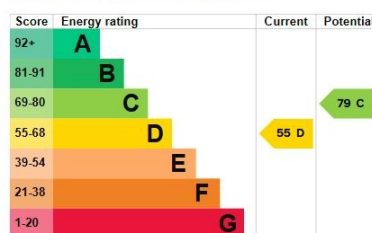
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

