



Speldhurst Road  
W4 1EX

an  
andrew nunn  
under offer 020 8995 1500

ASKING PRICE

£1,400,000

Speldhurst Road

London, W4 1EX

## PROPERTY SUMMARY

A beautifully presented four bedroom, two bathroom Victorian family home located on this popular residential road on the edge of Bedford Park.

The property has been well-maintained and improved by the current owners in recent years, including the upgrading of both bathrooms, improved double glazed windows, new central heating boiler and upgraded flooring to first and second floors.

Blending contemporary fittings with period detail, the accommodation comprises an entrance hall, formal sitting room with feature fireplace and built in shelving, spacious and well-fitted kitchen/family room measuring 20' x 15' leading out to the rear garden. On the first floor are the master bedroom with en-suite shower room, second bedroom and family bathroom. The second floor provides two further double bedrooms.

Outside is the generous 42' rear garden. Freehold.

The property is situated only a short distance from both Turnham Green and Chiswick Park tube stations whilst South Acton Overground station is a comfortable walk. There are some excellent schools in the immediate neighbourhood to include Southfield Primary School and Ark Primary School along with Chiswick and Bedford Park and Orchard House prep schools.

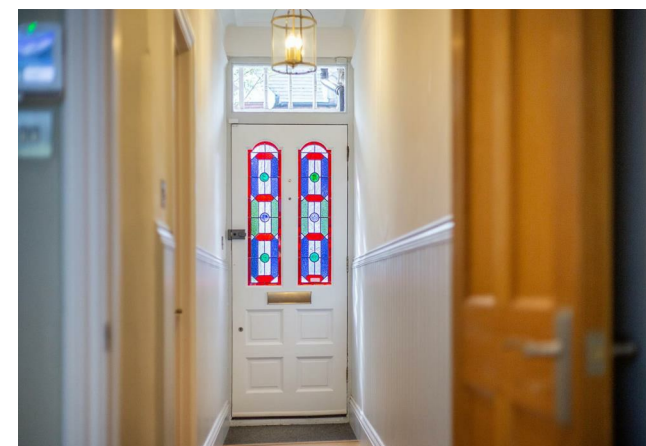
4



2



2





## Speldhurst Road

Approximate Gross Internal Area = 133.6 sq m / 1438 sq ft  
 Eaves = 4.0 sq m / 43 sq ft  
 Total = 137.6 sq m / 1481 sq ft

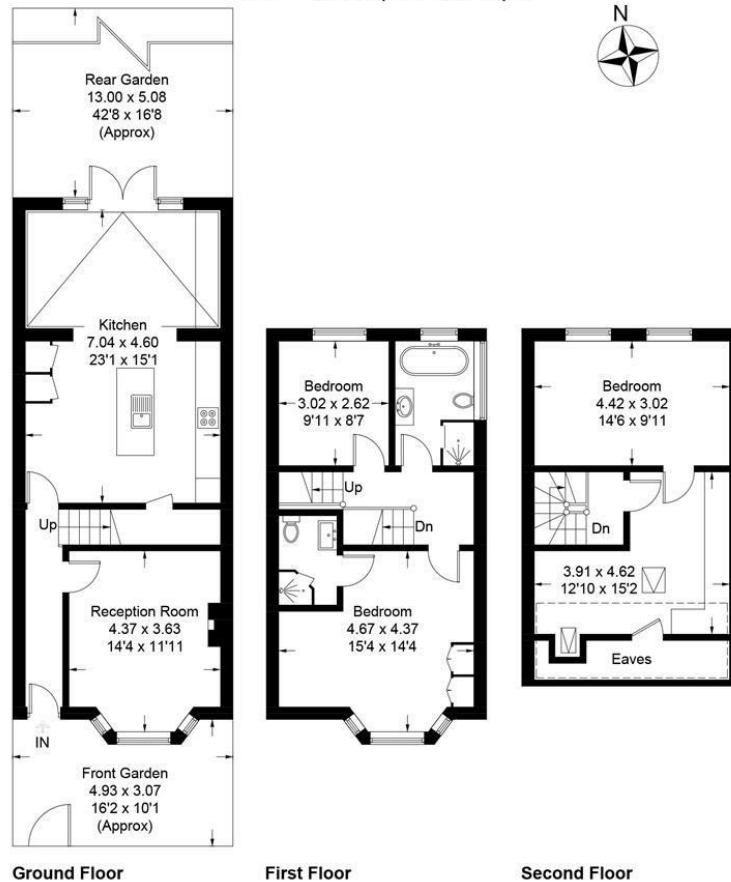


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1336869)

### LOCAL AUTHORITY

Ealing

### TENURE

Freehold

### COUNCIL TAX BAND

G

### VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 77                      | 82        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

#### OFFICE ADDRESS

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#### OFFICE DETAILS

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