
Westwick Gardens W14
finlay brewer

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5/6 BEDROOMS
DOUBLE RECEPTION
KITCHEN/BREAKFAST ROOM
4 BATHROOMS
UTILITY ROOM
STUDY/BEDROOM 6
GARDEN
BIKE SHED
EPC RATING C 74
COUNCIL TAX BAND G

An impressive natural 3-storey Victorian terraced house with very good living/entertaining space on the ground floor and a private, secluded garden. The elegant, high-ceilinged double reception has a bay window to the front, a marble feature fireplace with shelving and dwarf cupboards with a 2nd fireplace to the rear with tall cupboards and shelving. Double French doors open into the full-width kitchen/breakfast room with Shaker-style units, a breakfast bar, integrated appliances and a granite worktop. There are French doors which open onto the garden which is initially paved then 'London'-lawned with borders planted with mature shrubs and bushes. There are 5/6 bedrooms each with air conditioning, 2 bathrooms, 2 shower rooms with the utilities in one of the shower rooms, a guest cloakroom and a study/bedroom 6 on the upper floors. The top floor hosts a particularly spacious bedroom with a charming Juliet balcony overlooking the garden, allowing for an abundance of natural light and a delightful sense of openness. This substantial and extra wide house of approximately 2,400 sq ft offers truly flexible accommodation and occupies an excellent position on this pretty tree-lined residential road. It is ideally situated for the excellent transport hubs of Shepherds Bush and Hammersmith. It is also within walking distance of the new amazing Olympia London development with all its' cultural and fine dining options. Some of the best UK state and private primary and secondary schools are also close by.

PRICE GUIDE £2.25M
FREEHOLD
SUBJECT TO CONTRACT








OPERATION
HOT WIRES
CATAN













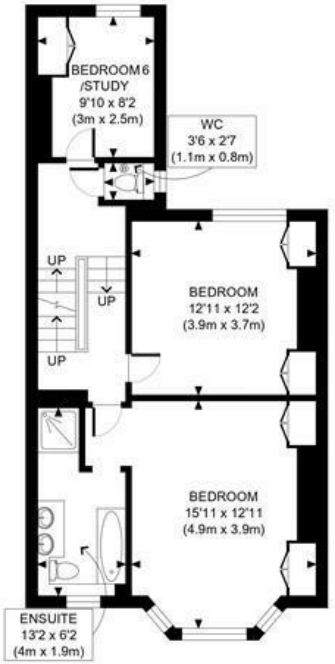


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WESTWICK GARDENS, W6



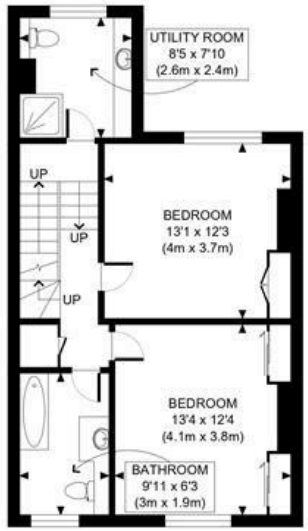
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 744 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 645 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 459 SQ FT
FLOOR AREA WITHOUT EAVES 431 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 563 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES: 2411 SQ FT/ 224 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES: 2383 SQ FT/ 221 SQM

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ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client.
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 misstatement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.