



## Adie Road, Brackenhury Village, W6

£2,000,000 Freehold

A fabulous four bedroom Victorian family house in Brackenhury Village.

2 Reception Rooms | Kitchen | Dining Room | 4 Bedrooms | Bathroom | 2 Shower Rooms | Garden |  
2121 Sq Ft / 197 Sq M | Resident Parking Permit | Council Tax Band G | EPC Rating Band D

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## LOCATION

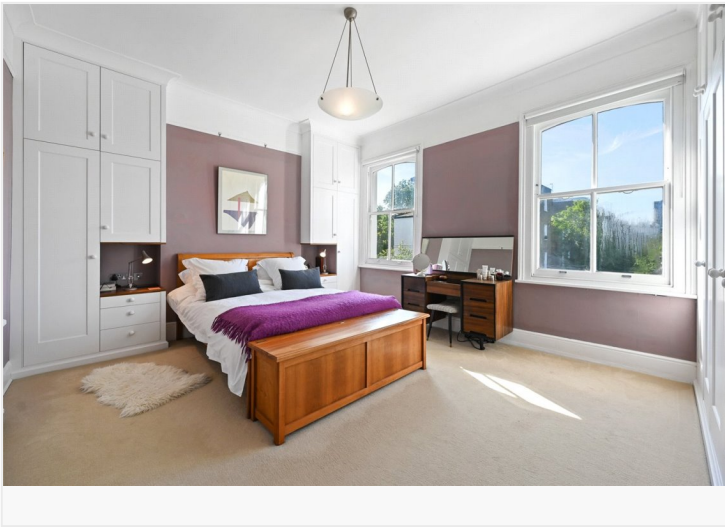
Adie Road is ideally located for the numerous amenities including pubs and local shops of Brackenbury Village, whilst the nearest Underground station is Hammersmith, where four lines are on offer. Shepherd's Bush is also within easy reach, offering Central Line and London Overground services. Westfield London offers a multitude of retail and entertainment options; a number of well-regarded schools, both state and private sector, are also close by, including Godolphin & Latymer, Latymer Upper School, West London Free School, St Paul's and Bute House.

## DESCRIPTION

Offering versatile accommodation arranged over four floors, the house currently comprises open plan reception/dining room/kitchen and shower room on the lower ground floor, which in turn opens to a most attractive private rear garden; the raised ground floor offers double reception room and fourth bedroom/study; the first floor two double bedrooms and family bathroom. The top floor offers a further double bedroom and en suite shower room. The house could, if so desired, be configured to offer five or even six bedrooms. A fantastic family house offering versatile living space, with a range of in-built storage in the majority of rooms.







**LOCAL AUTHORITY**  
Hammersmith & Fulham

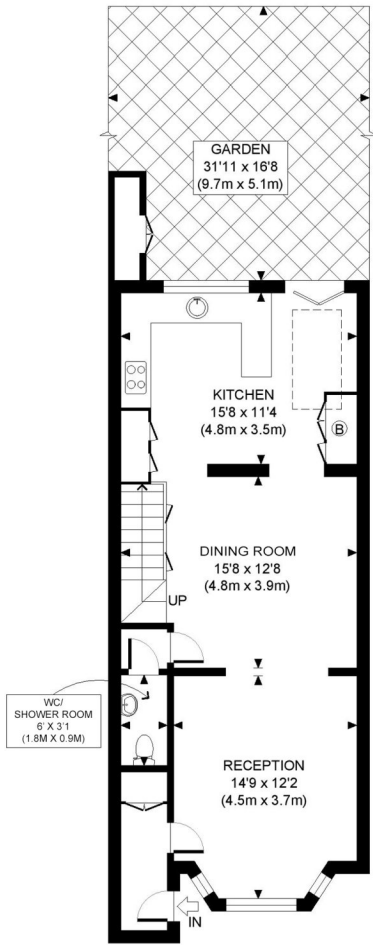
**TENURE**  
Freehold.

**PRICE: £2,000,000 Freehold**

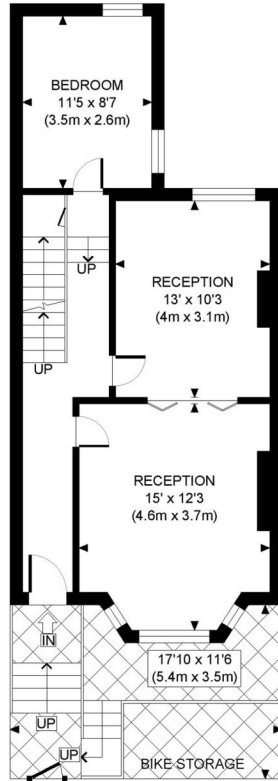


**Energy Efficiency Rating**

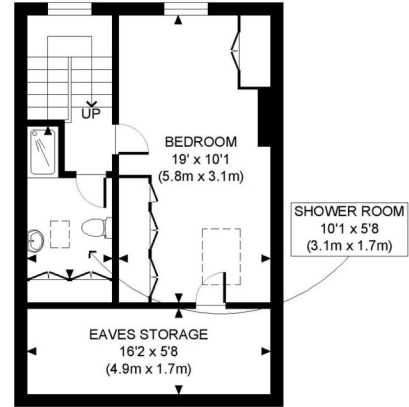
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



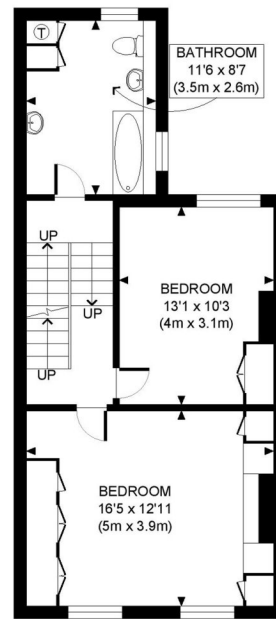
LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 626 SQ FT



RAISED GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 549 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES STORAGE 406 SQ FT  
FLOOR AREA WITHOUT EAVES STORAGE 307 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 540 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2121 SQ FT/ 197 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2022 SQ FT/ 188 SQM

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ADIE ROAD, W6

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.

PROPERTY PHOTO PLANS COUK  
ONE STOP SHOP FOR PROPERTY MARKETING

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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for every step...

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