



**ASPENLEA ROAD, W6**  
**£1,175,000 FREEHOLD**

A beautifully maintained five bedroom family home with excellent living space, a stone's throw away from both Barons Court and Hammersmith.

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## DESCRIPTION:

This recently refurbished house is arranged over three floors spanning over 1550 sq. ft. On the ground floor there is a light and bright reception room with wood flooring and a separate room which would be perfect as a study or playroom. There is a modern, fully-fitted, eat in kitchen with doors leading out onto the garden, which is an ideal secluded spot for alfresco dining. There is also a useful cloakroom on this floor. The first floor comprises three double bedroom which are served by a tiled shower room, whilst on the top floor there are two further double bedrooms and a family bathroom. There is excellent storage throughout the house.

Aspenlea Road is ideally situated a short walk from both Barons Court and Hammersmith tube stations. There are extensive local amenities across the Fulham Palace Road, which Aspenlea Road links up to.





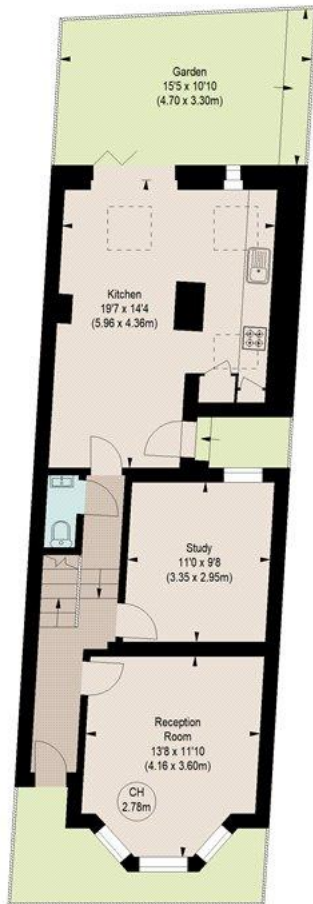
## ASPENLEA ROAD, W14

Approximate gross internal area

1562 sq ft / 145.11 sq m  
(Including Eaves Storage)

Eaves Storage  
88 sq ft / 8.18 sq m

Key:  
CH - Ceiling Height



**GROUND FLOOR**  
(57.26 m<sup>2</sup>)



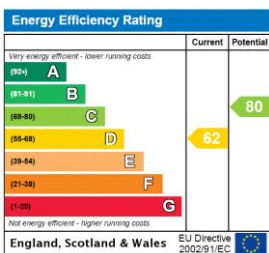
**FIRST FLOOR**  
(45.60 m<sup>2</sup>)



**SECOND FLOOR**  
(42.24 m<sup>2</sup>)

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Term:** n/a

**Service Charge:** n/a

**Ground Rent:** n/a

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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