



## Wormholt Road, W12

£2,250,000 Freehold

A truly fabulous five bedroom Edwardian family, which has been beautifully refurbished to the most exacting standards.

Double Reception Room | Kitchen | 5 Bedrooms | En Suite Bathroom | Bathroom | Shower Room | Utility Room | Cloakroom | Patio | Outbuilding | Garden | 2851 Sq Ft / 265 Sq M | Council Tax Band G | EPC Band Rating D

**Winkworth**



## LOCATION

Wormholt Road is within easy reach of the area's diverse array of shops and restaurants, there are also several pubs and coffee shops close by. The outside spaces of both Wormholt and Ravenscourt Parks are just a short distance away, whilst superb transport links give easy access both in to and out of Central London. A number of well regarded schools, in both state and private sectors, are also close by.

## DESCRIPTION

Immaculately presented throughout, the house has undergone a complete renovation, combining both traditional and contemporary styles. Accommodation on the ground floor comprises entrance hall, cloakroom, utility room, double reception room and extended kitchen/family room which in turn leads to a private rear garden, with a studio which could have a variety of uses such as home office, gym etc.

The first floor offers the main bedroom suite with ensuite bathroom, a further double bedroom, bathroom and study, whilst the second floor offers two further bedrooms and shower room. Throughout the house is a range of integrated bespoke wardrobes and cupboards, plus the benefit of eaves storage. A perfect family home, ready to move in to with no further expense.





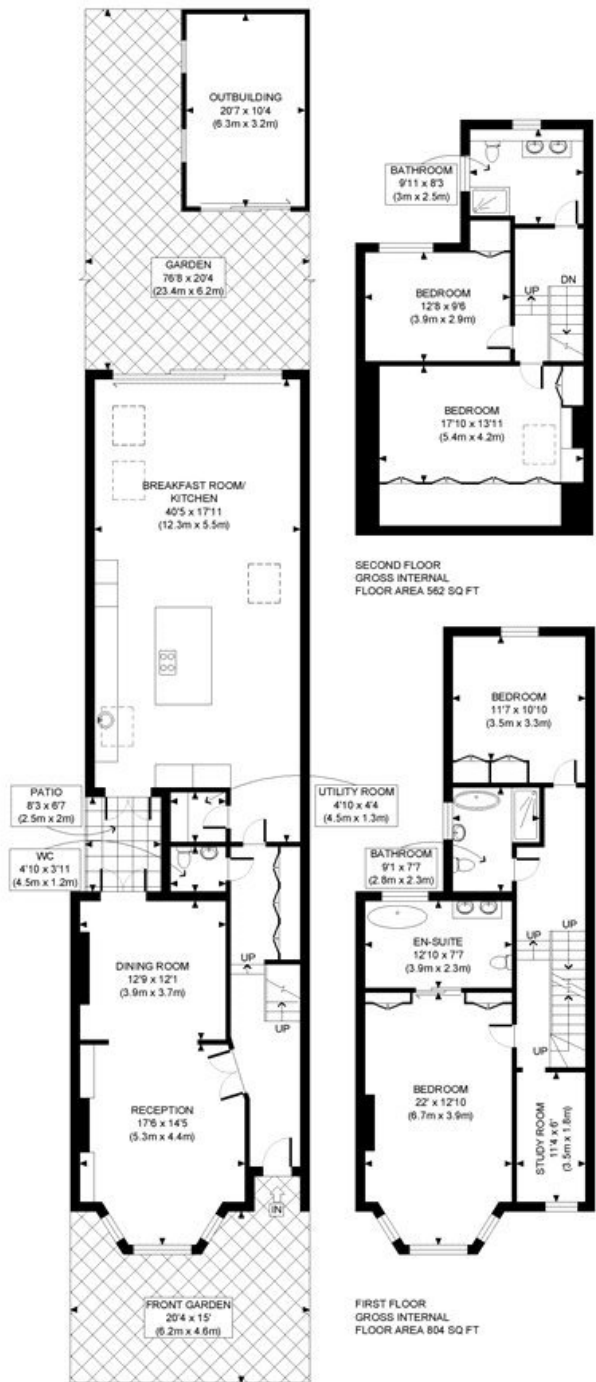
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Freehold.

**PRICE: £2,250,000 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>		79
(55-68) <b>D</b>	61	
(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	



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1272 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 804 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 562 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH OUTBUILDING: 2851 SQ FT/ 265 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTBUILDING: 2638 SQ FT/ 245 SQM



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

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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