



Percy Road, W12

£1,750,000 Freehold

A fabulous, bright four bedroom Victorian family house on this popular street close to Askew Village.

Double Reception Room | Kitchen | 4 Bedrooms | Shower Room | En Suite Shower Room | Cloakroom | Garden | 1938 Sq Ft / 180 Sq M | Council Tax Band G | EPC Rating Band D

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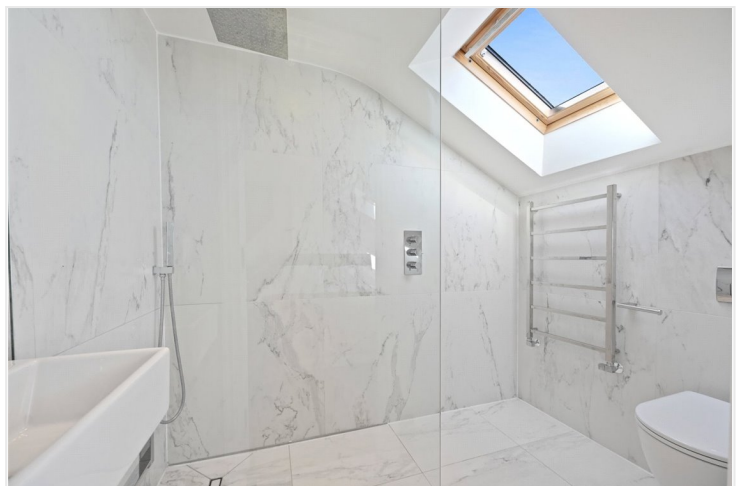
LOCATION

Percy Road runs between Uxbridge Road and Askew Road, close to the various amenities of Askew Village. The area offers an eclectic mix of independent shops, cafes and restaurants, with the open space of Ravenscourt Park and the amenities of Chiswick High Road also within easy reach. Stamford Brook, Goldhawk Road and Ravenscourt Park stations are all within walking distance, whilst Shepherds Bush Central Line and London Overground stations are a little further away at Shepherds Bush Green.

DESCRIPTION

Combining period features with contemporary minimalism, the house is an elegant restoration and is offered in excellent order. Natural materials and quality fittings resound throughout the property, including wooden floors, marble, slate and limestone.

Accommodation on the ground floor is comprised of entrance hall, cloakroom, utility room, double reception room and extended kitchen/dining room with tri-fold doors leading to garden. The hallway and reception room are floored in Rhodesian teak block parquet, with the bright bay-windowed reception room featuring original cornicing and ceiling roses, and twin Carrera marble fireplaces with 'living flame' gas fires, whilst plantation shutters offer privacy and security. The generously sized and bright kitchen/dining room comes with bespoke units and looks on to the secluded low-maintenance sun-trap garden.





LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Freehold.

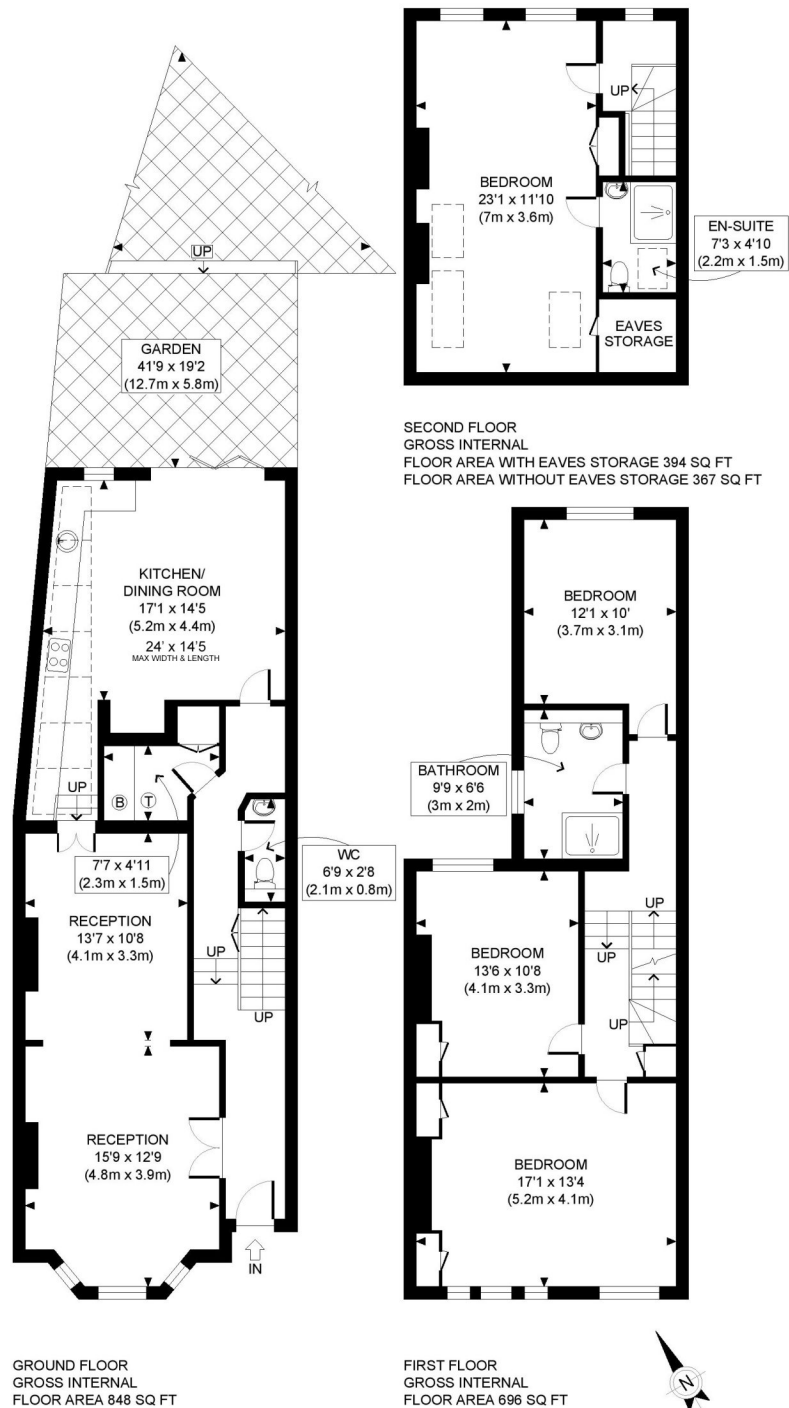
PRICE: £1,750,000 Freehold



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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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.

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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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