



## Ceylon Road, W14

£1,495,000 Freehold

A four storey family house in the heart of Brook Green, with scope for further extension and improvement.

Double Reception Room | 2 Reception Rooms | Kitchen | 3 Bedrooms | Bathroom | Wet Room | Cloakroom | Garden | 1405 Sq Ft / 131 Sq M | Council Tax Band F | EPC Rating Band E

**Winkworth**





### LOCATION

Ceylon Road is ideally located in the heart of Brook Green, within easy reach of the numerous local amenities which include some superb pubs, restaurants and cafés. A further range of amenities are on offer in both Hammersmith and Westfield London, whilst the closest stations are Hammersmith (four Underground lines), Shepherds Bush (Underground and London Overground services) and Kensington Olympia (London Overground).

### DESCRIPTION

The house offers well proportioned accommodation, arranged over four floors and comprises double reception room, kitchen and cloakroom on the lower ground floor, entrance hall and two reception rooms / bedrooms on the raised ground floor, bedroom and bathroom on the first floor and two further bedrooms and bathroom on the second floor. The house further benefits from a good size west facing garden.







**LOCAL AUTHORITY**  
Hammersmith & Fulham

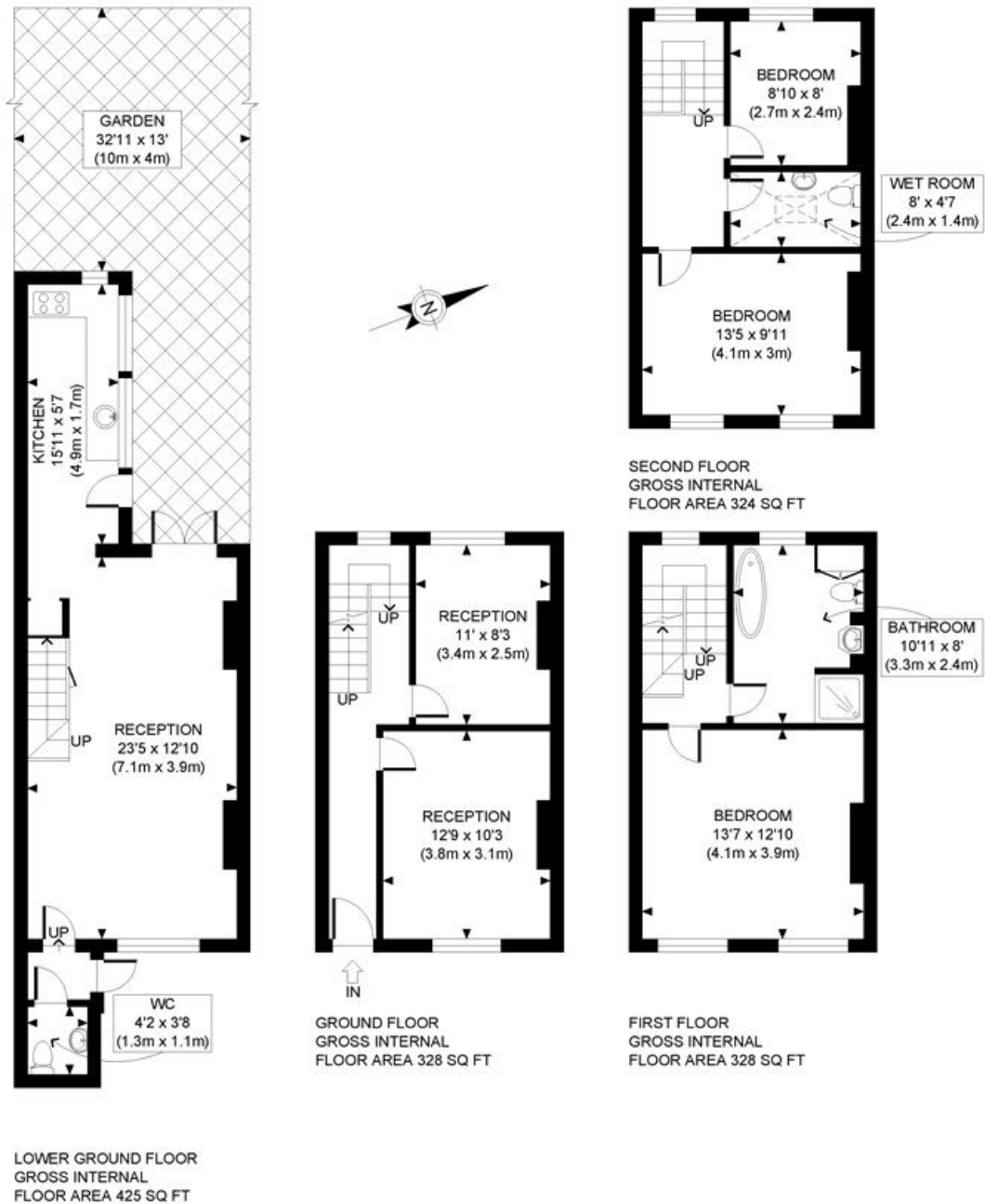
**TENURE**  
Freehold.

**PRICE:** £1,495,000 Freehold



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</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	



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**  
BY SUP AND THE PROPERTY PLANNING

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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