



GRANTHAM ROAD, W4  
**£1,150,000 FREEHOLD**

## A THREE BEDROOM VICTORIAN HOUSE WITH SOUTH FACING GARDEN

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## DESCRIPTION:

A charming period home located on a popular residential street. The property comprises three double bedrooms, an open plan kitchen/living room spanning the whole ground floor, three spacious bedrooms and a good-sized family bathroom.

## ACCOMMODATION


Victorian House  
Three Double Bedrooms  
Extended to the Ground Floor  
Open Plan Lounge  
Modern Kitchen/Family Room  
South Facing Rear Garden

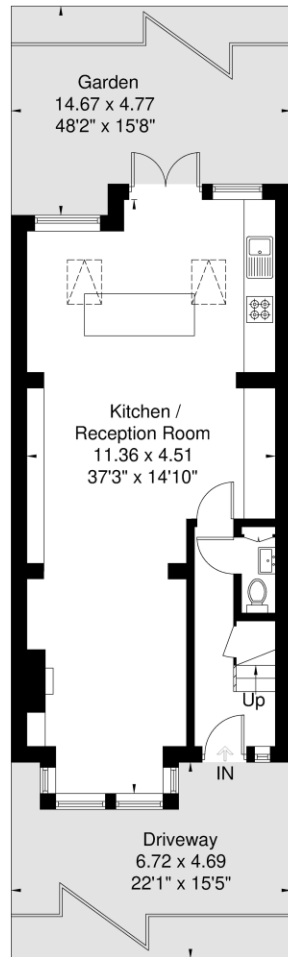


# Grantham Road

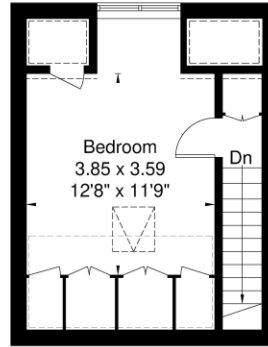
Approximate Gross Internal Area = 101.7 sq m / 1094 sq ft  
 Eaves / Reduced Headroom = 8.2 sq m / 88 sq ft  
 Total = 109.9 sq m / 1182 sq ft



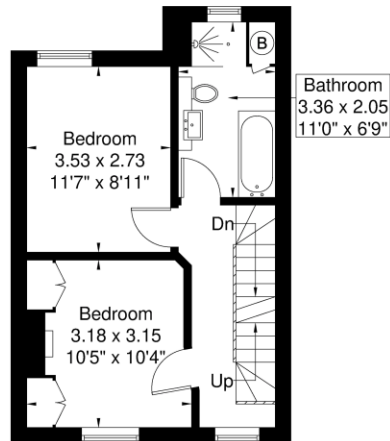
 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
50.5 sq m / 543 sq ft



**Second Floor**  
16.9 sq m / 181 sq ft  
Eaves / Reduced Headroom  
8.2 sq m / 88 sq ft



**First Floor**  
34.3 sq m / 369 sq ft

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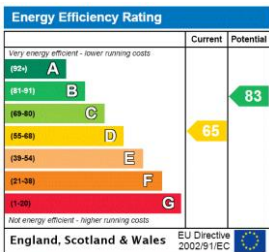
Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 The floorplan is for illustrative purposes only and not to scale.  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Council Tax Band:** F

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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