



andrew nunn
ASSOCIATES

Speldhurst Road
London, W4 1BZ



PROPERTY SUMMARY

A beautifully presented four bedroom two bathroom Victorian house in a sought after location just to the north of Bedford Park and benefitting south facing garden with fabulous garden office. The property, which was the subject of a meticulous refurbishment, now offers well proportioned accommodation over three floors which retains an abundance of character whilst being complemented with modern fixtures. Hall, cloakroom, sitting room, wonderful kitchen/family room opening onto rear garden, separate utility room. On the upper two floors are four bedrooms, dressing area, two bathrooms and large airing cupboard. Outside is a landscaped south facing garden with detached garden office incorporating a shower room with WC. Direct access to the rear.

4



2



2











Floor Plan produced for Andrew Nunn Associates by Mays Floorplans ©. Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

LOCAL AUTHORITY
London Borough of Ealing

TENURE
Freehold

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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