

# ALEXANDER STEER

WELLS ROAD, W12

£1,400,000

FREEHOLD

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## PROPERTY FEATURES

- Wonderfully Presented Freehold Victorian Family Home
- Ideally Located for Amenities of Both Brackenbury Village & Shepherds Bush
- Over 1,900sqft of Living Space
- Large Private Rear Garden
- Four Bedrooms and Three Bathrooms
- Excellent Transport Links

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# WELLS ROAD

## £1,400,000

A wonderful family home located between Brackenbury Village & Shepherds Bush and moments from Goldhawk Road Underground Station. This striking Victorian property is available for the first time in over 25 years and a must see for young families valuing proximity to plenty of amenities and great local schools but requiring easy access into Central London.

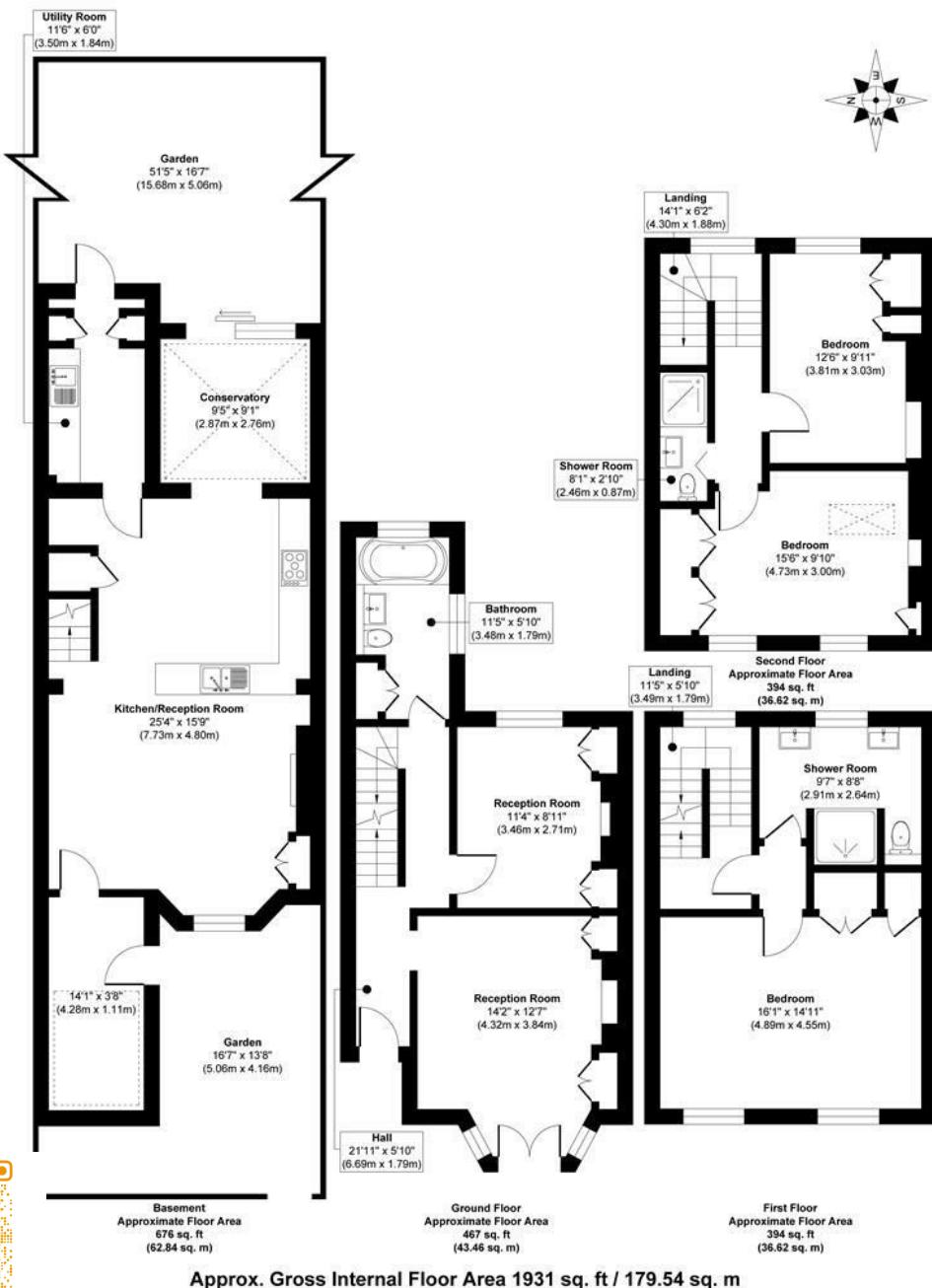
Arranged over four floors, the house offers over 1,900 sqft of living space. On the ground floor, you enter into a spacious hallway and are greeted on the right by two separate reception rooms which could be knocked into one if desired (Subject to relevant consents), the rear reception could also work nicely as a fourth double bedroom if required. Both rooms have brilliant ceiling height with the rear reception overlooking the garden and the front reception benefitting from a feature bay window with attractive french doors allowing for lots of natural light. To the rear of this floor you have a large, three piece bathroom suite. On the lower ground there is a large, open-plan kitchen/reception room with plenty of space for a dining table. The kitchen is fully fitted and comes complete with integrated appliances and a rustic wooden counter top. To the front the reception space leads through into the original coal vault used currently as storage by the owner and further additional access to the front of the house. To the rear of the kitchen is a lovely conservatory and a utility room that both provide access through out into a stunning, and very private garden.

On the first floor you have the principle suite with lots of light from two sash windows. This luxurious space benefits from built in storage and a fully renovated shower room with attractive modern style tiling and him & her sinks. On the second floor, there are two further generous double bedrooms both benefitting from built in storage and a shower room to serve this floor. This is a must see for those looking for a substantial home in a great location.

Wells Road is brilliantly positioned for all the local amenities on nearby Goldhawk Road which has an array of retailers from the more functional supermarkets & a pharmacy to the more eclectic coffee shops and pubs/restaurants. You have exceptional access in and out of central London with Goldhawk Road Underground at the end of the street (Hammersmith&City and Circle Lines) and Shepherds Bush Underground (Central & Overground Line) under half a mile away. You have plenty of green space within walking distance with Ravenscourt Park at one end of the Goldhawk Road and Shepherds Bush Green at the other. It is also well located for outstanding local schools such as St. Stephen's Primary which often ranks among the top 100 primary schools in the capital. It is also nearby White City's new 'tech' hub which is attracting some of the finest up and coming tech businesses in the UK and the amenities offered at White City House (Part of the Soho House Group).







CALL US ON  
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Council Tax Band  
**F**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 are advised to recheck the measurements.



**ALEXANDER STEER**  
Estate Agents