



Stamford Brook Road, London, W6 0XL

Cow & Co
LONDON



GUIDE PRICE OF £2,500,000-3,000,000. A beautiful semi-detached six-seven bedroom family house with off-street parking. This elegant house overlooks the common to the front and a large mature open aspect garden to the back. It provides large versatile entertaining / living space and well-proportioned family accommodation.

The ground floor offers a welcoming hallway providing access to the elegant double reception room to the front with wonderfully high ceilings, feature fireplace, a large bay window and the beautifully extended kitchen / dining room which leads out to the established and mature garden with a delightful open aspect. There is also a cloakroom and well positioned utility room completing the downstairs space. The first floor offers a good size bedroom to the rear which boasts a private terrace overlooking the garden. The impressive master suite to the front of the house has ample built in storage, a bay window with uninterrupted views onto Stamford Brook Common, and a generous en suite bathroom all of which is flooded with natural light. There is also a family bathroom and beautiful storage in the hallway. The second floor provides a further four bedrooms one of which has made fantastic use of the eaves for storage and benefits from a private en suite shower room. The upstairs accommodation could be easily reconfigured as the space is very versatile. There is ample off-street parking and access to the rear of the property via the side gate.

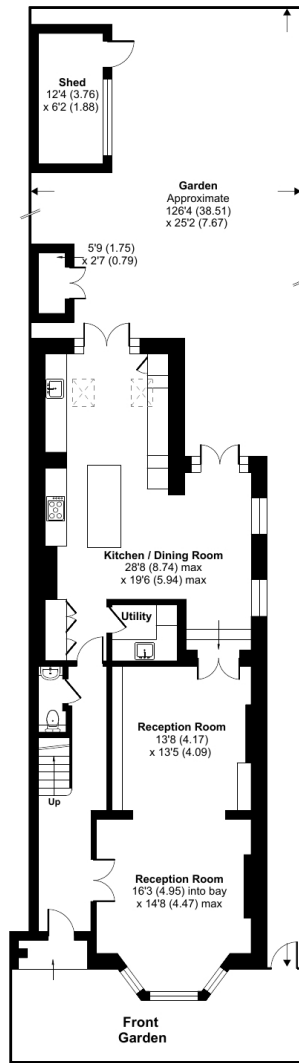
Situated on the borders of Chiswick and Ravenscourt Park overlooking Stamford Brook common. Stamford Brook Underground station (District line) is approximately 0.3 miles. Turnham Green Underground station (District & Piccadilly lines) is approximately 0.5 miles and has excellent access to the shops on Turnham Green Terrace and Chiswick High Road. There is also easy access to central London via the A4, and to Heathrow Airport and the west of England via the M4.



- Freehold
- Luxurious master suite
- Off street parking
- Established and mature rear garden
- Side access
- Private roof terrace
- 2,814 sqft
- Overlooking Stamford Brook Common

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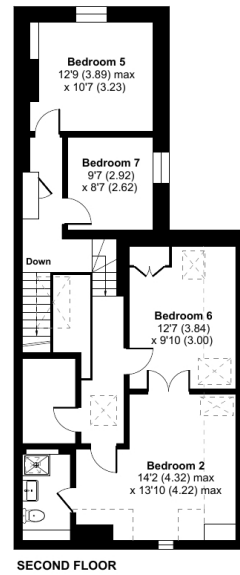
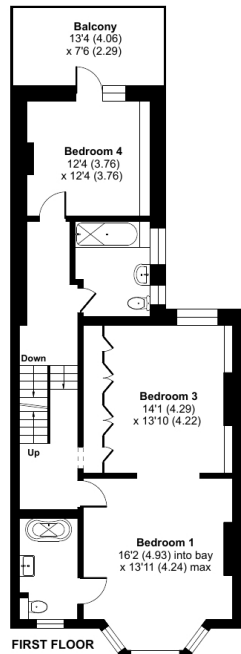
Approximate Area = 2600 sq ft / 242 sq m (includes garage)
 Limited Use Area(s) = 123 sq ft / 11 sq m
 Outbuildings = 91 sq ft / 8 sq m
 Total = 2814 sq ft / 261 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Cow & Co Properties Ltd. REF: 854659



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		75
(55 to 68)	D		
(39 to 54)	E	50	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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