



Hamilton Road, London W4

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# Hamilton Road, London W4

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Newly renovated four bedroom, two bathroom mid terrace freehold house close to Southfield Primary School.

Hamilton Road is situated approx 0.5 miles from Turnham Green Underground station (District line), and the array of shops and restaurants situated on Chiswick High Road. There are numerous bus routes close by including the E3 and 94. There is also easy access to central London via the A4, and via the M4 for Heathrow Airport and the west of England.



**Guide price:** £1,550,000

**Tenure:** Available freehold

**Local authority:** London Borough of Ealing

**Council tax band:** F



This four bedroom Edwardian family house has been renovated throughout and features a superb open-plan kitchen, and a secluded garden.

Downstairs, the fabulous kitchen has been finished to a high standard and encompasses an array of modern appliances, underfloor heating and a central island. The reception space is situated to the front of the house and provides excellent entertaining/living space, with solid wooden floors and an immaculate decor. The space is enhanced with significant light created by the large bi-folding doors out to the garden as well as some skylights. The reception room at the front of the house is well proportioned, with a square bay window at the front and high ceilings, and features an ornate fireplace.

The first floor houses three bedrooms which share the family bathroom. The two larger bedrooms benefit from a wealth of natural light via their respective large windows. The modern bathroom features a separate good sized bath with shower above.

The second floor has been designed as a principal suite, featuring a great deal of fitted wardrobes in the dressing area, and an en suite shower room. There is also some eaves storage.







**Approximate Gross Internal Area:  
142.42 sq m / 1533 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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