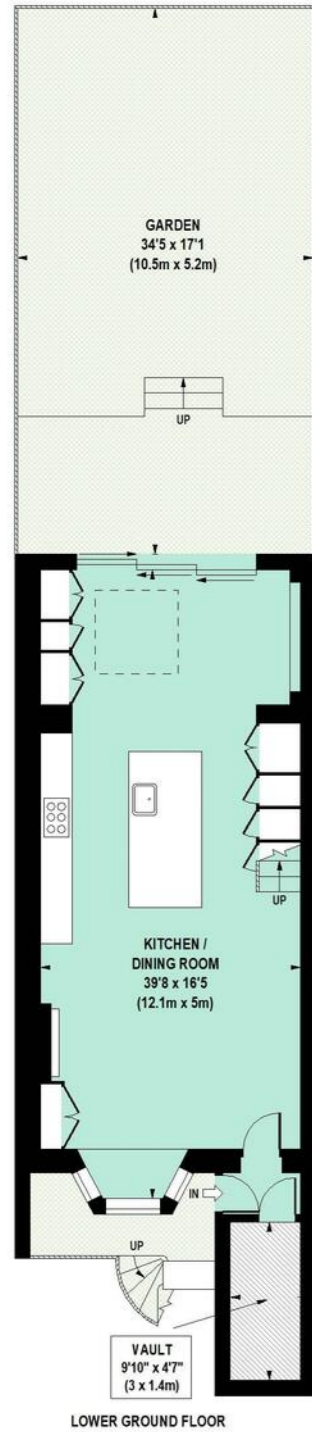


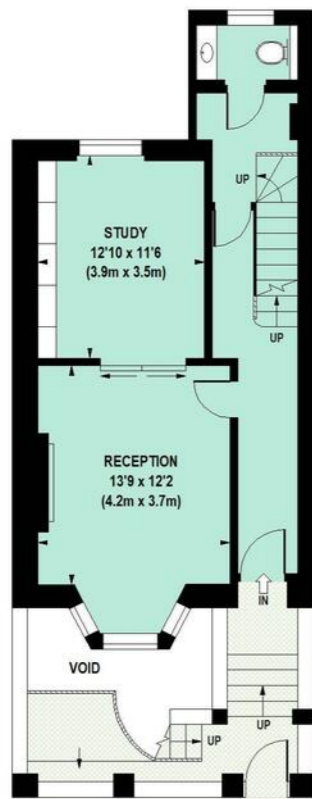
Cathnor Road, W12

Approximate Gross Internal Area 238 sq m / 2562 sq ft
Including Eaves Storage of Approximately 7 sq m / 75 sq ft
Including Vault of Approximately 4 sq m / 43 sq ft

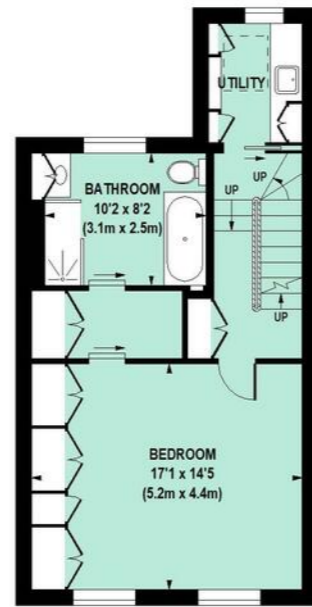
 Under 1.5m head height



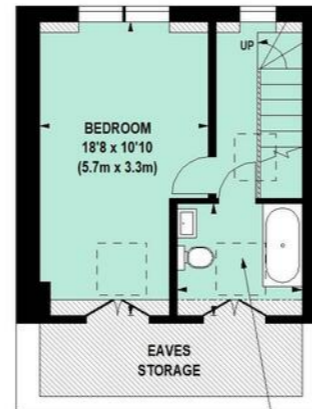
LOWER GROUND FLOOR



GROUND FLOOR

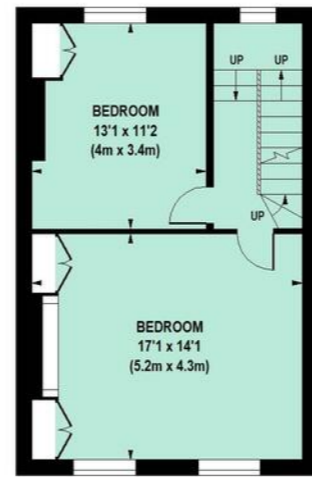


FIRST FLOOR



THIRD FLOOR

BATHROOM
7'10" x 6'11"
(2.4m x 2.1m)



SECOND FLOOR

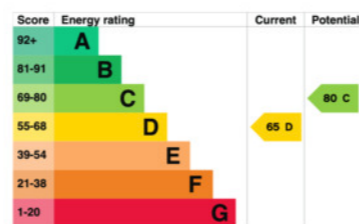
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

IMPORTANT NOTICE

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4. VAT: The position relating to the property may change without notice.

EPC



SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER

SALE AGREED



CATHNOR ROAD W12 • RAVENSCOURT PARK
£1,850,000 FREEHOLD

- 4 double bedrooms
- Impressive first floor master suite
- 2 bathrooms (1 en suite)
- Cloakroom / WC
- Utility room
- 2 interconnecting reception rooms
- Generous kitchen / dining / family room
- Terraced garden - 34' East facing
- EPC - D 65

Type
Victorian family house

Gross internal floor area
2562 sq ft / 238 sq m approx. Incl. eaves storage and vault

Nearest stations
Ravenscourt Park (District Line) Goldhawk Road (Hamm. & City and Circle Lines)



A beautiful architect designed family house over five floors, with optimally planned layout to make the most of the generous and naturally light space. The lovely open reception floors flow from front to back with an impressive depth of nearly 40' to the lower ground floor kitchen / family space - with oak floor and high quality bespoke cabinetry and fittings. The quality is consistent upstairs with well placed utility and cloakroom - fabulous first floor master suite and three additional double bedrooms with bathroom and good storage at the top. Nothing has been compromised or chopped up, hence the relaxed and luxurious feel. The property is in the mid section of Cathnor Road, a good distance off Goldhawk Road. Both Cathnor and Ravenscourt Park and Askew Road shops are within a few minutes walk. The shopping and transport hubs of Hammersmith and Westfield are within easy reach and Goldhawk Road tube is conveniently close by - as are excellent local nurseries and schools (Vanessa's Nursery is just down the road).

