

# FLETCHERS

ESTATE AGENTS



## Macfarlane Road, W12

£1,800,000

An immaculately presented & substantially sized Victorian family home designed by Anthony Redmile, positioned on a highly sought-after quiet, residential street in the heart of Shepherds Bush.

As you enter, you are greeted by a spacious entrance hall with an attractive, hand-painted, motif on the ceiling between the original ceiling rows. This leads through to a spacious, bay-fronted, double reception room with high ceilings and to the rear a large, kitchen/diner. A set of attractive French doors open out onto into a private garden. On the first floor, there are two double bedrooms accompanied by a striking, white three piece bathroom suite leading onto a private roof terrace with wrought iron railings covered by a mature Wisteria & overlooking the gardens to the rear.

The second floor also has two large double bedrooms. The principal bedroom, situated on the second floor, has ample storage, and a contemporary, bespoke designed en-suite bathroom.

On the third floor, the loft has been excellently converted to incorporate a further fourth bedroom as well as an additional en-suite shower room.

A quiet road & a hidden gem in the heart of the action this home offers a great opportunity for a buyer to move in and later add value with scope to extend (STPP) in a highly sought-after location.



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Located in the heart of White City's new 'tech' hub & once known for being the home of television is the quiet tree-lined street of Macfarlane Road. Excellently located for the plethora of shops, restaurants and amenities of Westfield and those surrounding the development at the BBC Television Centre & Soho House. Shepherd's Bush Market and Shepherd's Bush station are under 0.5 miles away. It is also well located for ofsted outstanding local schools including St. Stephen's



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Approximate Area = 2424 sq ft / 225.2 sq m  
Including Limited Use Area / Basement (462 sq ft / 42.9 sq m)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID831798)

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Energy Rating: C We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order