



## Chesson Road, W14

**£1,350,000** Freehold

This light and spacious family home offers buyers an excellent opportunity to put their own unique stamp on a property with 4 bedrooms, 2 bathrooms, a good-sized private garden and a large roof terrace.

Private Garden | Roof Terrace | Four Bedrooms | Excellent Location |

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 LANDSTONES

This light and spacious family home offers buyers an excellent opportunity to put their own unique stamp on a property with 4 bedrooms, 2 bathrooms, a good-sized private garden and a large roof terrace. The house itself is well laid out with superb separation between bedrooms, ideal for setting up a home office or any other versatile arrangements.

A large eat in kitchen leads through to a dining room or TV snug that can be modelled to meet any requirements. The ground floor features a large double reception room which also has many options as a formal reception area, additional dining area or TV lounge. Leading from the half landing the property has a wonderful roof terrace which would be ideal for entertaining guests or just quietly reading. Chesson Road is a residential tree-lined terrace of Victorian houses conveniently located for West Kensington underground station (District line) while Normand Park and the Virgin Active Fitness Centre are just a short walk away.

Council Tax Band: G  
Tenure: Freehold





# Chesson Road, SW6

Approx. Total Internal Area 1617 Sq Ft - 150.22 Sq M  
(Including Restricted Height Area)

Approx. Gross Internal Area 1604 Sq Ft - 149.02 Sq M  
(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>30</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.