



Avonmore Road W14





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**5 DOUBLE BEDROOMS**

**DOUBLE RECEPTION**

**OPEN PLAN KITCHEN/DINING/FAMILY  
ROOM**

**3 BATHROOMS (1 EN SUITE)**

**DRESSING ROOM TO THE PRINCIPAL**

**GUEST CLOAKROOM**

**TIERED WALLED GARDEN**

**2 RAILED BALCONIES**

**EPC RATING D 62**

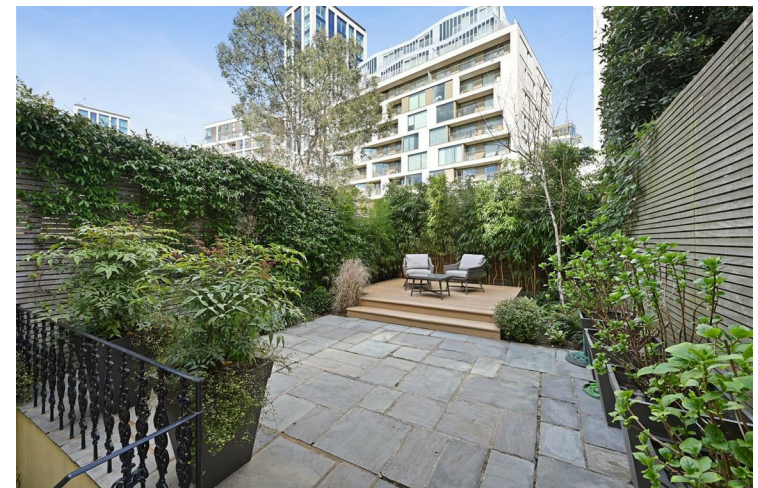
**COUNCIL TAX BAND H**

A handsome and substantial 5 double bedroom Victorian house with excellent living/entertaining space over the raised ground and lower ground floors, a split level walled garden and 2 balconies. The high-ceilinged elegant reception on the raised ground floor has a bay window to the front, 2 feature fireplaces, reclaimed parquet floor and French doors and windows to a full-width railed balcony to the rear with steps leading down to the garden. The lower ground floor has been opened up from front to back to create a wonderful family media room to the front has a shuttered bay window and bespoke Roundhouse kitchen to the rear with abundant storage, an island and dining area. Full-width floor-to-ceiling glass concertina doors open onto the tiered garden which is initially decked with stone steps leading up to the raised paved area with a further decked area to the rear wall. There is also a guest cloakroom on this level as well as a separate entrance. There are 5 generous double bedrooms and 3 bathrooms on the upper floors including the sensational principal bedroom suite which occupies the entire first floor with 2 sash windows and French doors opening onto a full-width Wisteria-decked wrought iron balcony to the front; a dressing area to the rear with 2 walls of floor-to-ceiling wardrobes and a generous en suite shower room. This wonderful family home of approximately 2,882 sq ft is flooded with light, has a great feel and occupies an excellent position on this wide residential street and is moments from the exciting new Olympia London development with all its cultural entertainment and fine dining.

**PRICE GUIDE £2,950,000**

**FREEHOLD**

**SUBJECT TO CONTRACT**

















**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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