



Dunsany Road W14



## Dunsany Road W14

**3 Double Bedrooms  
19'9 x 16'3 Reception  
Spacious Dining Room \* Kitchen  
2 Bathrooms \* Roof Terrace  
EPC Rating C 73**

**A truly wonderful 3 double bedroom 2 bathroom maisonette with excellent living/entertaining space on the first floor which opens onto a decked and railed roof terrace which overlooks Brook Green.**

All 3 double bedrooms have built-in wardrobes and have wood floors. The first floor has a fantastic 19'9 x 16'3 reception which opens into a spacious dining room to the rear and the kitchen to the front from which there is access to the roof terrace. This lateral and very special property forms part of a very handsome Edwardian building which is ideally located just off the Green. This maisonette is well configured, flooded with light and has a great feel - an absolute MUST SEE!

N.B We understand that an indemnity policy will be effected to cover the lack of planning permission and building regulations in addition to should the council enforce the removal of the current configuration/ internal structure.

**GUIDE: £895,000  
LEASEHOLD**

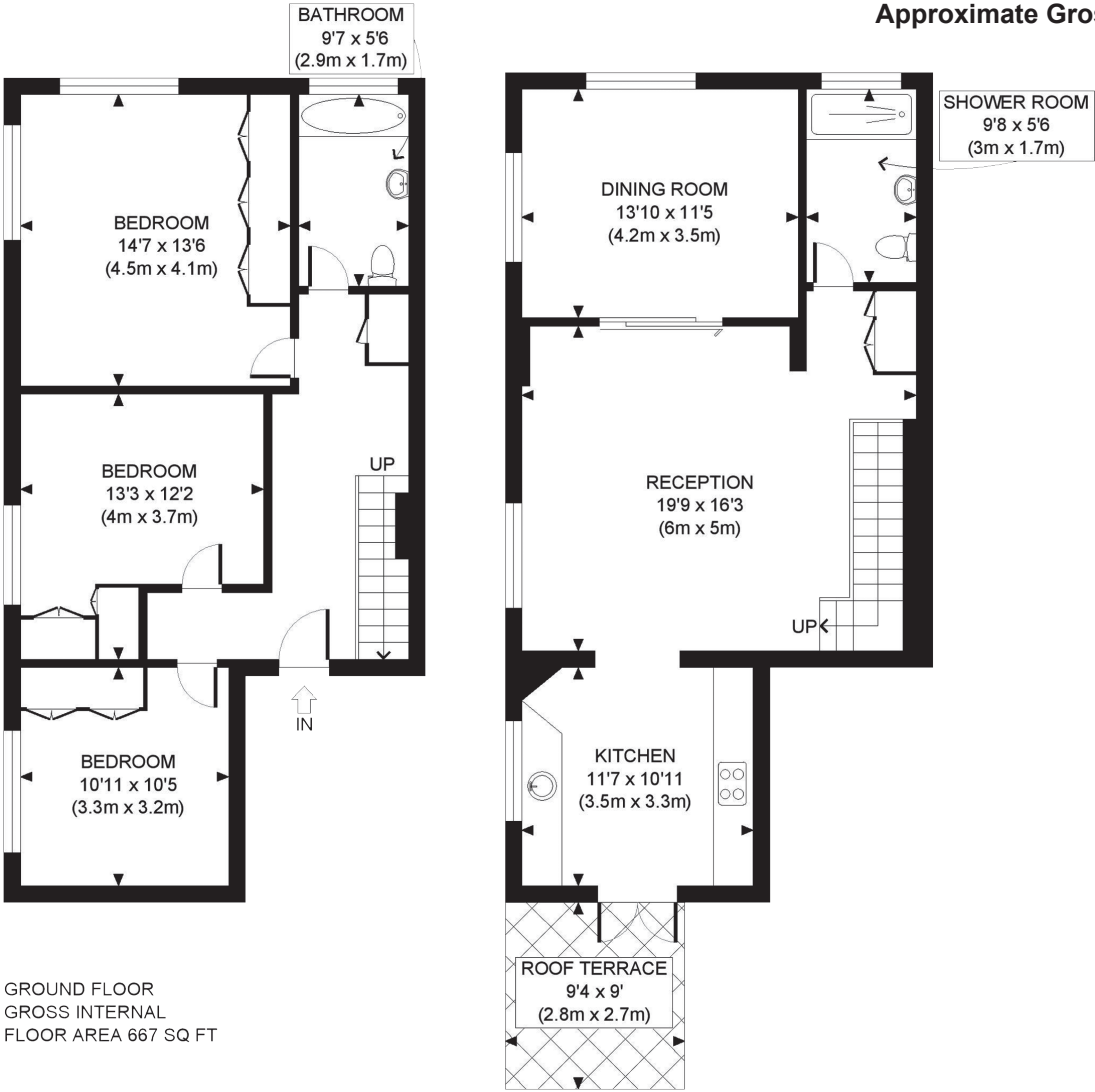
SUBJECT TO CONTRACT

SERVICE CHARGE: £300 PA APX  
COUNCIL TAX: BAND E





Approximate Gross Internal Area 1,358 Sq Ft/126 Sq M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 667 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 691 SQ FT

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.