



Iffley Road W6

finlay  
brewer

# Iffley Road W6

**4/5 DOUBLE BEDROOMS**

**OPEN PLAN KITCHEN / BREAKFAST / FAMILY ROOM**

**FULL WIDTH RECEPTION**

**2ND RECEPTION / MEDIA / PLAYROOM**

**BATHROOM**

**3 SHOWER ROOMS (1 EN SUITE)**

**EAVES STORAGE || UTILITY ROOM**

**GARDEN STUDIO WITH SHOWER ROOM**

**GARDEN / REAR ACCESS / OFF-STREET PARKING**

**COUNCIL TAX BAND G || EPC RATING D 67**

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A truly wonderful wider than average 4 double bedroom flat-fronted Victorian house that has been totally remodelled and refurbished to a high standard and provides excellent and flexible living/ entertaining space, a good size garden and a self-contained studio/office/nanny flat to the rear of the garden together with off-street parking and potential for EV charging. The high-ceilinged kitchen/breakfast room is on the ground floor and there is a lovely full-width reception off the first half landing which has folding doors onto the walled and lawned garden. There is a fabulous garden studio with shower room to the rear of the garden. The lower ground floor has been excavated to create a further reception/media/play room, a generous utility room and shower room. There are 4 bedrooms, 2 shower rooms and a bathroom on the upper floors, including the fantastic principal suite with walk-in wardrobe and en suite shower room. There is also extensive eaves storage. This beautifully presented house has been refurbished to exacting standards, has a great feel, is flooded with light and has the advantage of rear / separate access to the garden studio and can be moved into with no further expense.

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**PRICE GUIDE £2,000,000**  
**FREEHOLD**

**SUBJECT TO CONTRACT**

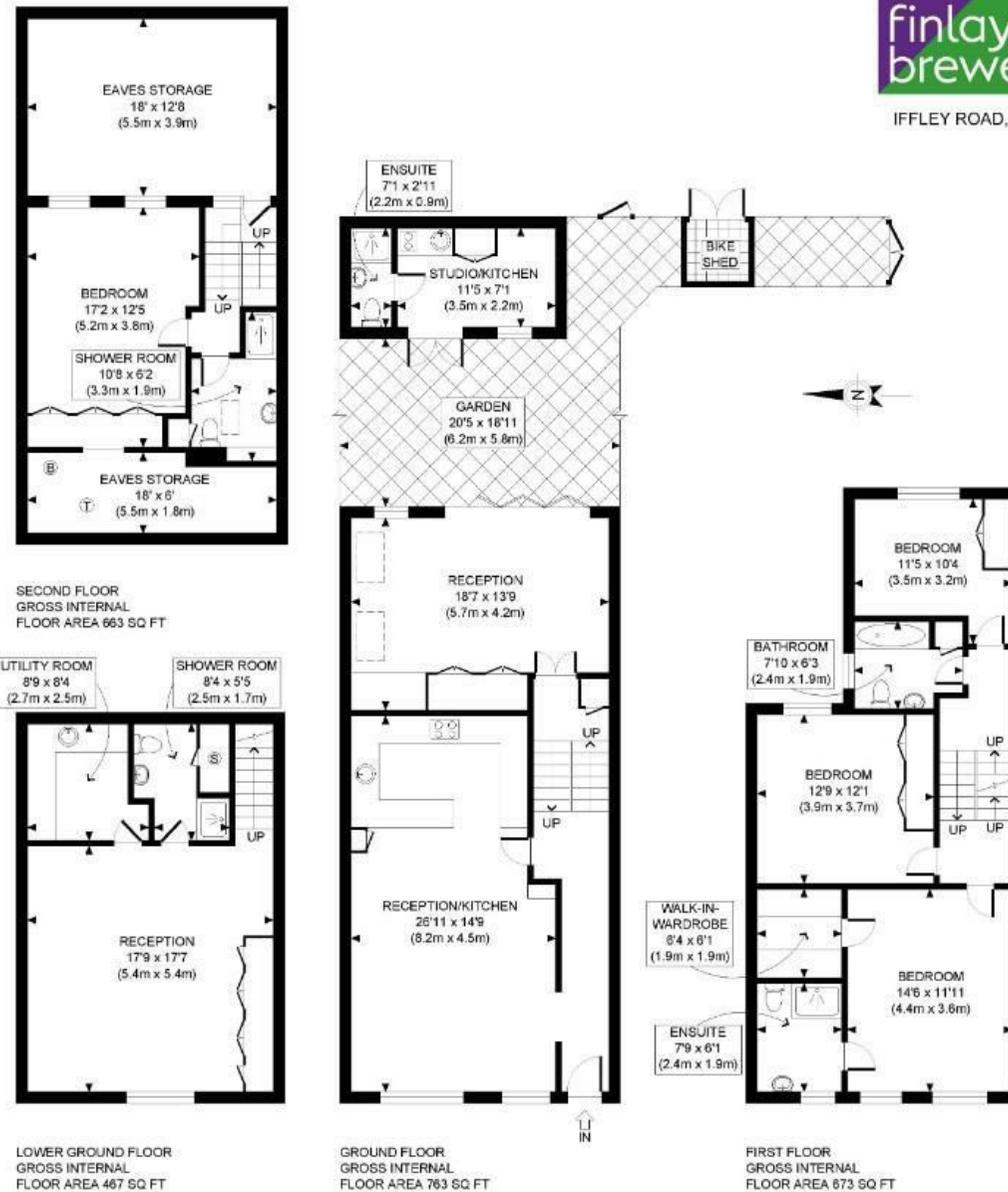












APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE: 2670 SQ FT/ 248 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE: 2216 SQ FT/ 206 SQM