

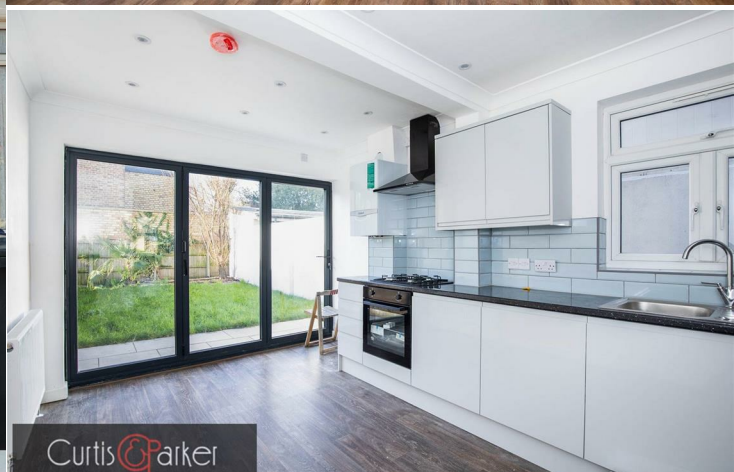
Curtis & Parker

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Curtis & Parker

**22 Coldershaw Road, London, W13 9DX****Guide Price £950,000**

Nestled in the heart of the sought-after Coldershaw Road, W13, this recently refurbished 5-bedroom house is a perfect blend of modern comfort and investment potential. Ideal for a growing family, the property boasts spacious living areas, contemporary finishes, and a range of features to suit a variety of lifestyles.

Bedroom Configuration: Five well-appointed bedrooms, offering ample space for family living, home offices, or guest accommodations.

Living Space: A double reception room, providing a versatile area for family gatherings, entertainment, and relaxation.

Kitchen/Dining Area: The open-plan kitchen and dining room create a contemporary hub for family meals, equipped with integrated appliances and modern finishes.

Bathrooms: Two stylish bathrooms ensure convenience and comfort, featuring modern fixtures and a thoughtful mix of bath and shower options.

Additional Amenities: A ground floor cloakroom.

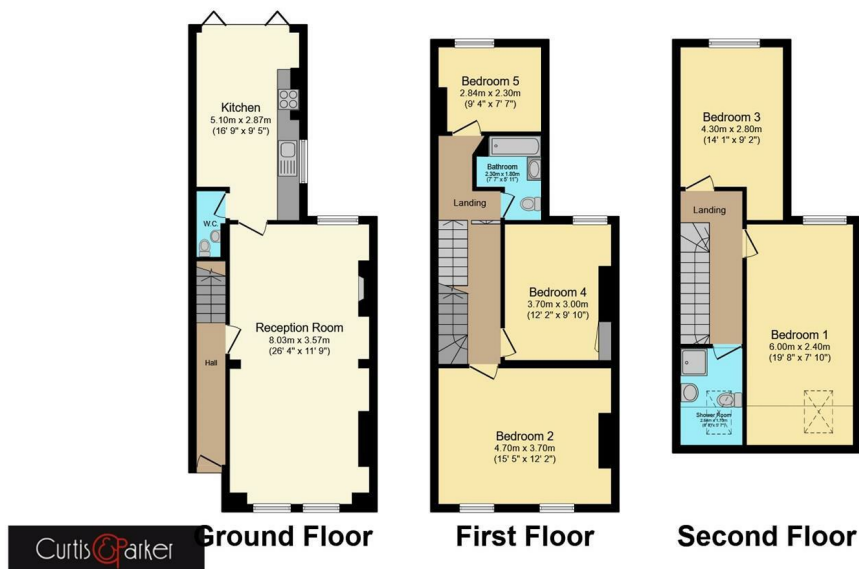
Private Gardens: Step into well-maintained private gardens, offering a secure and serene outdoor space for children to play and for family gatherings.

Investment Potential: With consent to divide into two flats, this property opens doors to rental opportunities. Further potential exists for creating an HMO, subject to obtaining a license, making it an attractive investment prospect.

Location: Situated in the family-friendly Coldershaw Road, W13, the property benefits from excellent local amenities, schools, parks, and convenient access to public transportation.

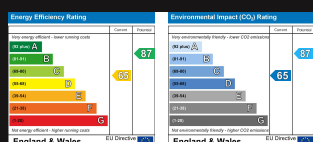
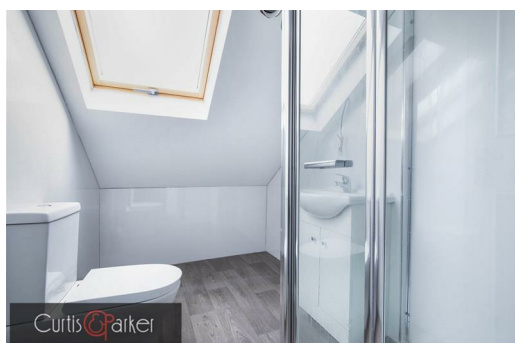
Refurbishment: Recently refurbished, the house ensures modern amenities, energy efficiency, and a move-in ready condition.

Priced at £1,000,000 this property caters to the desires of the modern family while presenting a unique investment opportunity. Don't miss the chance to own a home that offers both comfort and potential for financial growth. Contact us today to arrange a viewing and explore the possibilities this property has to offer.



Total floor area 140.1 sq.m. (1,508 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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