



RUSSELL SIMPSON

Unique duplex flat in Brackenburg
Village with off-street parking

ALEXANDRA HOUSE
BRACKENBURY VILLAGE W6

Alexandra House

Sold

BEDROOMS 2-2	INTERNAL 1,405 SQ FT	OUTDOOR 405 SQ FT	COUNCIL —
BATHROOMS 2-2	130 SQM	EPC C	COUNCIL TAX E
TENURE Leasehold	LEASE LENGTH 99 YEARS	GROUND RENT —	SERVICE CHARGE —

The Property

Two bedroom property in a pub conversion with a south-facing garden close to several underground stations.

The property was once a pub, and is now decorated in a colourful fashion, with painted panels in the kitchen and beautiful tiles in one of the bathrooms.





Indoor Spaces

Entering the property on the ground floor, the door opens directly onto an open-plan kitchen with a separate dining area. Beyond, the principal bedroom has an ensuite bathroom, as well as double French doors leading out into the garden. A second bedroom and a second bathroom complete this floor.

The lower ground floor is entirely occupied by a spacious reception room. A pair of French doors open onto a patio, while light from the window above ensures this space is well-lit throughout the day.





Outdoor Spaces

The property includes a south-facing walled garden with planted borders and a double gate allowing for off-street parking. In addition, there is a patio with enough space for outdoor seating.

The Neighbourhood

Brackenbury Village is a beautiful neighbourhood of residential streets, mixed with pubs, cafes, a butcher and a deli. The open spaces of Ravenscourt Park are nearby, and the Thames footpath is also close. In addition, there are three underground stations within walking distance: Ravenscourt Park, Goldhawk Road, and Hammersmith. Finally, the area is well-served by both state and private schools.

Perrers Road, W6


Approximate area
130.5 sq m / 1405 sq ft
(Including Boier / Excluding Void)

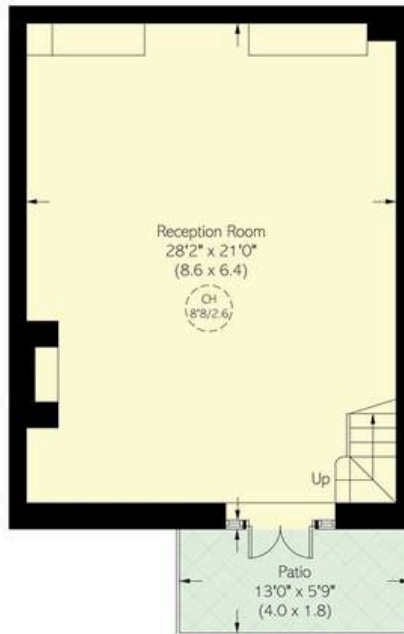
Including limited use area
(1 sq m / 11 sq ft)

Approximate external area
37.7 sq m / 406 sq ft

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.

 = Reduced head height below 1.5m



Lower Ground Floor

Ground Floor

**RUSSELL
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