



Aynhoe Road W14

FINLAY
BREWER

Aynhoe Road W14

**5 Bedrooms * 2 Receptions
Kitchen/Breakfast Room
3 Bathrooms (2 En Suite)
Utility Room * Guest Cloakroom
Landscaped Walled Garden
Eaves Storage
EPC Rating TBC**

A wonderful 5 bedroom end of terrace Victorian house with 2 floors of fabulous living/entertaining space and secluded landscaped walled garden.

The lower ground floor has been opened up from front to back with the custom-built kitchen/breakfast room to the front and reception/living space with French doors onto the garden. The raised ground floor has also been opened up from front to back and has a marble fireplace, wood flooring, ample shelving and dwarf cupboards. The first floor is dedicated to the principal bedroom suite which includes a dressing area. There are 4 further bedrooms on the floors above and 2 bathrooms. This house of approximately 2600 sq ft oozes style, retains many original features and is flooded with light throughout.

**GUIDE: £2.8M
FREEHOLD**

SUBJECT TO CONTRACT

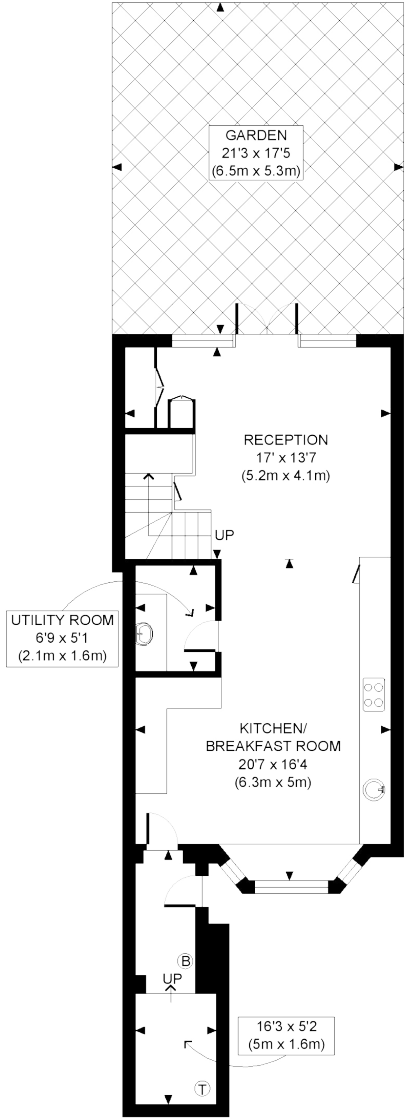




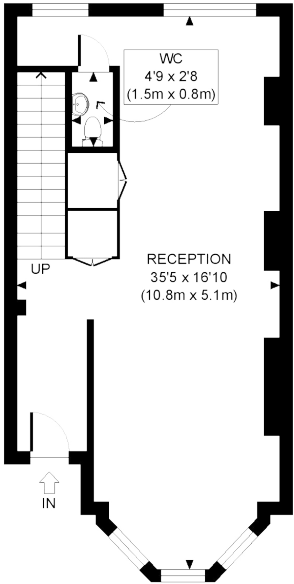




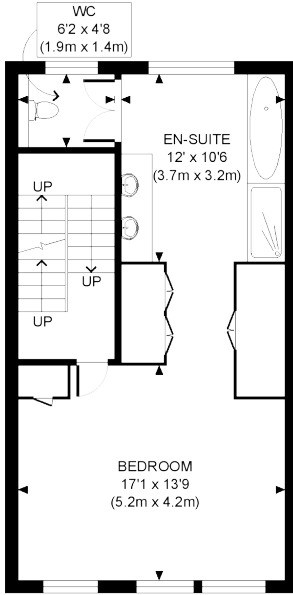
Approximate Gross Internal Area 2,627 Sq Ft/244 Sq M
 Without Eaves Storage of 2,505 Sq Ft/233 Sq M



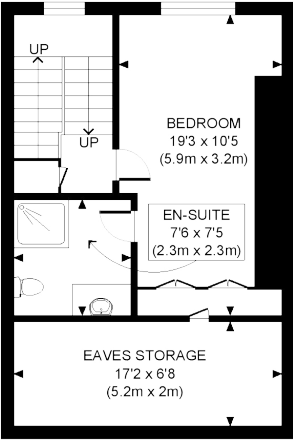
LOWER GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 625 SQ FT



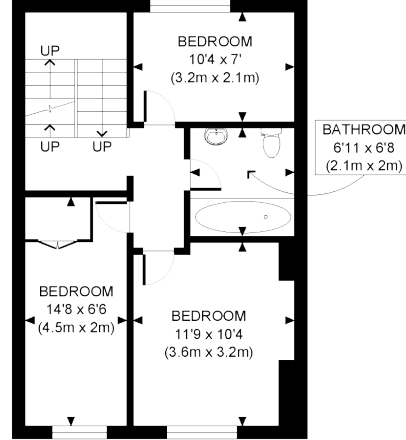
RAISED GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 539 SQ FT



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 554 SQ FT



THIRD FLOOR
 GROSS INTERNAL
 FLOOR AREA WITH EAVES STORAGE 452 SQ FT
 FLOOR AREA WITHOUT EAVES STORAGE 330 SQ FT



SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 457 SQ FT



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