

Blandford Road, London, W4 1EA

Offers In Excess Of £2,500,000

WHITMAN & CO.

SALES · LETTINGS · COMMERCIAL

- Double fronted period property
- 61' Landscaped garden
- Six beds/three baths
- 43' Kitchen/reception/family room
- Garden studio
- Sought after Bedford Park location

Tenure - Freehold
Local Authority - Ealing
Council Tax - Band G

THE PROPERTY

66 Blandford has been transformed by the current owners to offer a truly stunning family house. The house has been extensively remodeled and extended, with all new heating system/pipes as well as new CAT 6 cabling throughout. There are two new boilers and megaflo with good pressure and the house has been recently re-roofed.

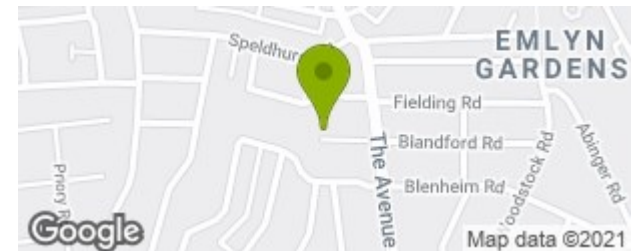
A highly considered and fantastic specification includes SONOS music system and surround sound speakers to all floors. Monitored 6 x CCTV, wireless underfloor heating throughout ground floor and bathrooms, Lutron lighting to all floors, Perle door access control, 24/7 Monitored Alarm, Alno Kitchen, Quooker Taps, and Miele appliances, Villeroy and Boch and Hans Grohe sanitary ware, and Castle fireplaces.

A welcoming open plan downstairs with a feature fireplace provides an immediate sense of entertainment with access to all the principal rooms. A kitchen/breakfast room, enjoying a John Lewis of Hungerford Island with smoke grey units with a Blanco marble work surface. Adjoining this lies a useful prep kitchen / Laundry room with a further 2 small storage rooms - ideal for entertaining, laundry and bike storage. The versatile accommodation continues with two further reception rooms on the ground floor all with superb features; a formal paneled dining room with oak herringbone flooring, and a formal drawing room with Mosaic Italian tiles. There is an additional toilet downstairs for convenience.

There are six bedrooms in total, with a magnificent master bedroom suite benefiting from his and hers separate dressing room and an ensuite bathroom. There is one further bedroom on the second floor with a wet room and eaves storage. There are 4 further bedrooms on the first floor which also boasts a third large bath and shower room.

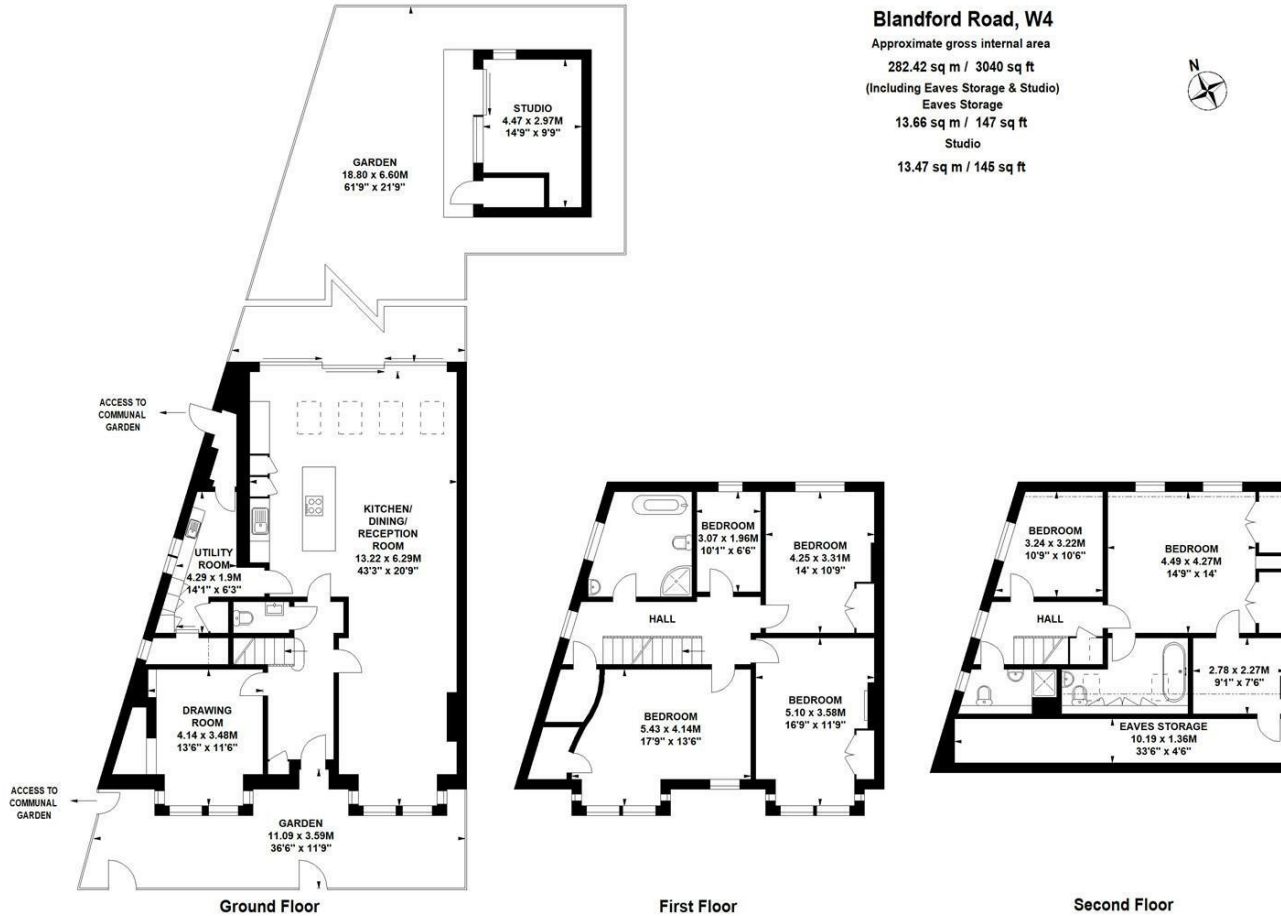
There is a large terraced area and 61' garden which lends itself to alfresco dining and entertaining accessed directly off the main living space. Additionally, there is a high specification garden studio/office/gym.

SITUATION



Blandford Road, W4

Approximate gross internal area
282.42 sq m / 3040 sq ft
(Including Eaves Storage & Studio)
Eaves Storage
13.66 sq m / 147 sq ft
Studio
13.47 sq m / 145 sq ft



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only