



Grade II Listed Georgian house with exceptional lateral space throughout and a large south facing garden

**Ravenscourt Gardens, London, W6**

Freehold

**savills**

- 4 bedrooms • double reception room • further reception room
- dining room • kitchen • 2 bathroom (1 en suite) • shower room • cloakroom • utility room • south facing garden
- off-street parking • loft • 209.6 sq m (2,256 sq ft)

### Location

A fabulous tree-lined street of Georgian style villas, Ravenscourt Gardens is a prestigious location, next to Ravenscourt Park. Just moments from Stamford Brook Underground station (District line), the house is close to top London state and private schools, the river, bars and restaurants. There is easy access to central London via the A4 and to Heathrow and the West via the M4.

### About the property

An outstanding house of impressive proportions with high ceilings and charming period features throughout, it offers flexible living space. This rare and unusually large house for the street is set behind an established front garden with the rare benefit of off-street parking.

The ground floor has generous entertaining and living space provided by an elegant double reception room with a large window to the front of the house overlooking the garden plus two feature fireplaces.

At the heart of this truly unique house is a striking dining room which has three sets of French doors leading out to the garden providing an abundance of natural light. This is adjacent to a bright, modern kitchen with ample storage space and modern appliances. Through the kitchen is a large utility room – perfect for extra storage. There is also a separate cosy sitting room centred around a large fireplace. This provides access to a double bedroom with an en suite bathroom. This space could easily be used as an office or a guest/family space. Also situated on this floor is a cloakroom.

The first floor provides a beautifully presented principle bedroom with large sash windows providing a light and airy feel with built in wardrobes and a fireplace. This room provides access to a large loft space. There are two further pretty double bedrooms with views over the garden, a family bathroom, and a shower room.





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**Gross Internal Area** 2,256 sq ft, 209.6 m<sup>2</sup>

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**Tenure**  
Freehold

**Local Authority**  
Hammersmith and Fulham Borough

**Energy Performance**  
EPC Rating = C

**Viewing**  
All viewings will be accompanied and are strictly by prior arrangement through Savills Chiswick Office. Telephone: +44 (0) 20 8987 5550.



Ground Floor



First Floor

**Ravenscourt Gardens, W6**

■ Approximate Gross Internal Area  
182.2 sq m / 1,961 sq ft  
Loft  
27.4 sq m / 295 sq ft  
**Total Areas Shown On Plan**  
209.6 sq m / 2,256 sq ft  
( Including restricted height under 1.5m (CH = Ceiling Heights) )

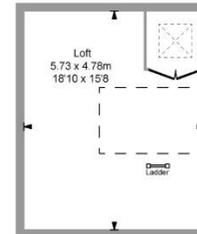


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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C	70	79
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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