



MacFarlane Road W12

FINLAY
BREWER

MacFarlane Road W12

**4 Bedrooms * Double Reception
Full Width Kitchen/Breakfast Room
2 Bathrooms * Guest Cloakroom * Garden
Eaves & Cellar Storage * EPC Rating D 55**

A beautifully presented 4 bedroom 2 bathroom Victorian terraced property with westerly paved garden ideally located for multiple transport links from Shepherds Bush Green.

The double reception with shuttered bay window to the front, marble fireplace and oiled walnut flooring leads into the full width kitchen/breakfast room with terracotta flooring, central island, fully integrated appliances and French doors to the paved garden. There is a guest cloakroom and useful under stairs storage off the kitchen. The first floor half landing has a single bedroom/study to the rear and a contemporary bathroom whilst the first floor has a full width double bedroom to the front and another double bedroom behind. The 2nd bathroom with glass brick window, bath and separate shower cubicle is on the 2nd floor half landing; the master bedroom is on the top floor and benefits from air conditioning, built in cupboards and a Juliet balcony overlooking the garden. There is also under eaves storage.

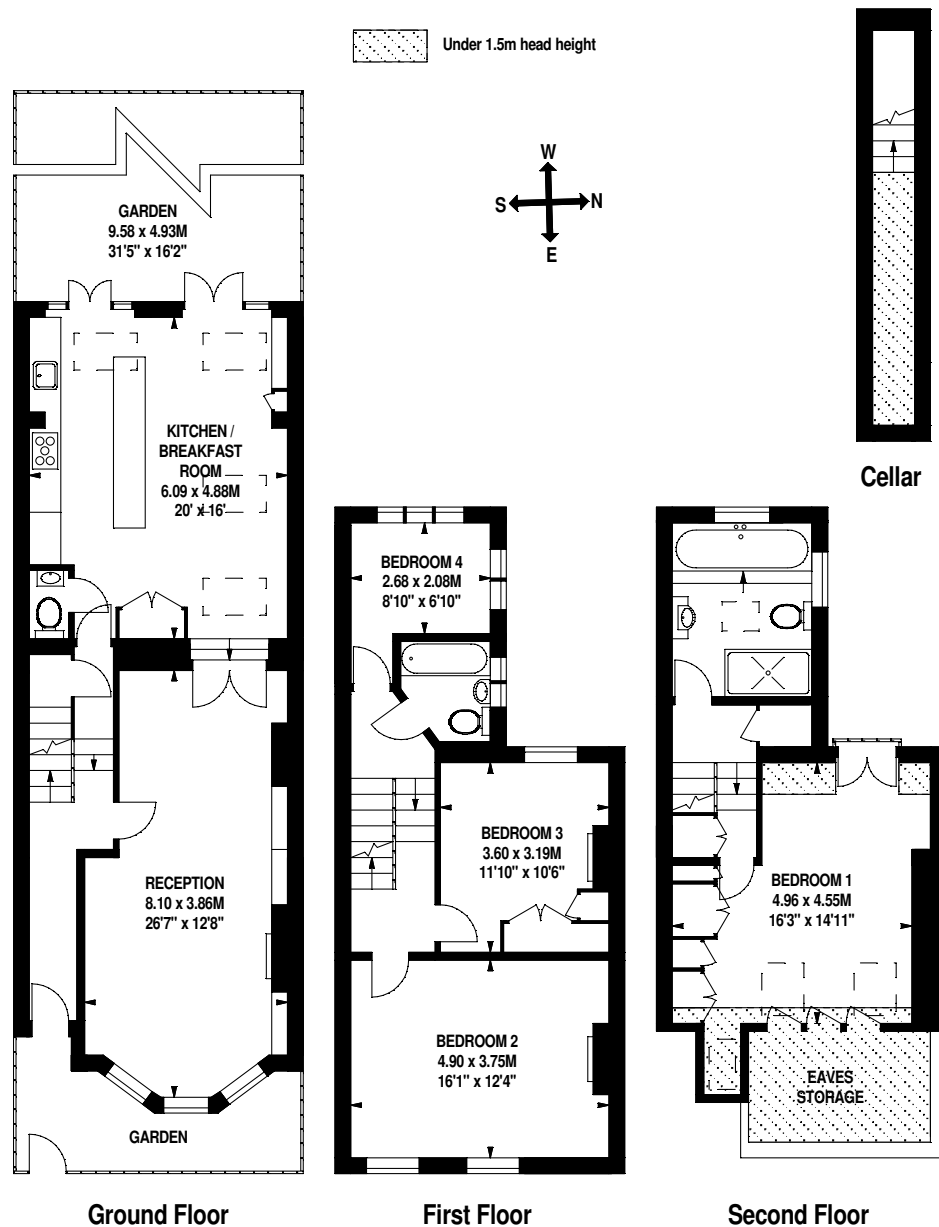
A fabulously elegant home and ideally located - an early viewing is very much recommended!

**GUIDE: £1.3M
FREEHOLD**

SUBJECT TO CONTRACT







Approximate Gross Internal Area 1,830 Sq Ft/170 Sq M
Including Eaves Storage of 65 Sq Ft/6 Sq M
Including Restricted Head Height of 97 Sq Ft/9 Sq M

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