



Ivy Crescent, London  
W4

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# A very appealing red brick four bedroom period house.

## EPC: E

Double Reception Room | Kitchen | Rear Garden | Four Double Bedrooms | Family Bathroom | En-Suite  
Shower Room | Eaves Storage | Guest W/C

**Asking Price £1,200,000 Freehold**

### Description

This very appealing red brick four bedroom family house, from the Edwardian period, has an excellent balance of reception and living space. On the ground floor, through the entrance hall, you first come to a double reception with wooden floors and feature fireplace. A modern kitchen, with granite work surfaces, follows through to a pretty garden. On the first floor there are three double bedrooms, one of which is the original master bedroom with built in storage. These bedrooms are serviced by a natural stone-tiled family bathroom and one has a built-in airing cupboard housing the gas central heating boiler and water tank. The top floor is a loft extension which is a further bedroom with en-suite which could be used as either a master bedroom or guest suite. Also on this floor there is eaves storage which stretches into the front gable.

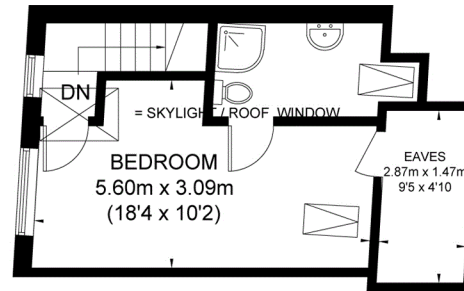
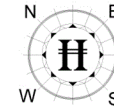
### Location

Ivy Crescent is 400 metres to Chiswick Park London Underground Station (District Line Zone 3), 1.1k to Acton Town London Underground Station (Piccadilly Line and District Line Zone 3) and 450 metres to South Acton London Overground Station (Zone 3 London Overground). Access to the A4 east and west bound is 1.4k, Chiswick High Road with it's restaurants and shops is 550 metres. The very lovely Bollo House gastro pub is 130 metres away

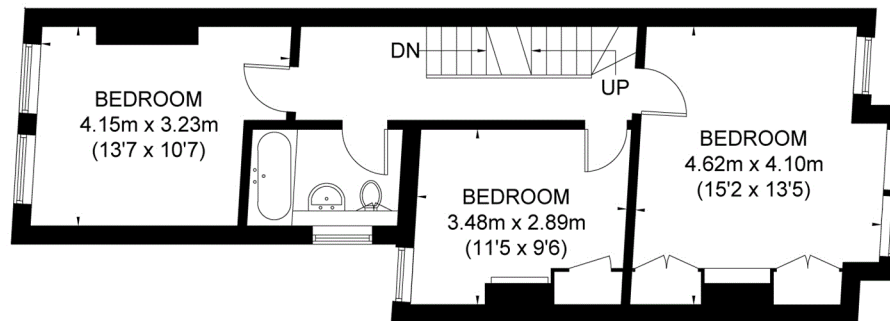


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	56
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

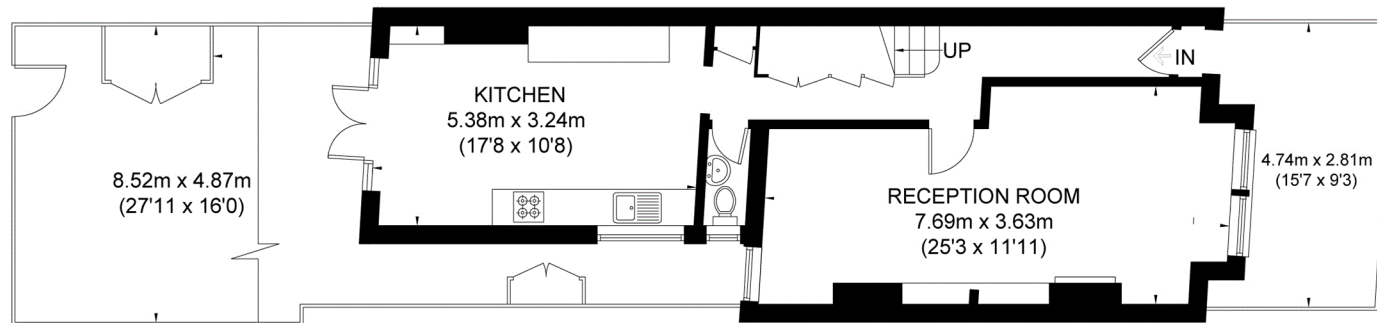
## IVY CRESCENT



**SECOND FLOOR**



**FIRST FLOOR**



**GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 596 SQ. FT. (55.4 SQ. M.)  
 FIRST FLOOR = 596 SQ. FT. (55.4 SQ. M.)  
 SECOND FLOOR = 249 SQ. FT. (23.1 SQ. M.)  
 EAVES = 44 SQ. FT. (4.1 SQ. M.)  
 TOTAL = 1485 SQ. FT. (138.0 SQ. M.)

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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (Ref: 165769)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



