



Ashchurch Grove, Bedford Park, W12

Asking Price: £2,500,000

 Benham
& Reeves

Ashchurch Grove, Bedford Park, W12

 5 Bedroom (s)  5 Bathroom (s)  Freehold

This stunning, newly built five bedroom, four bathroom home is finished to the highest standards, featuring high-end appliances, luxurious materials, and contemporary design throughout. Set behind a large front garden, the property also boasts a landscaped west-facing rear garden and a private balcony. Designed to maximise space and natural light, the home is filled with sunshine throughout the day thanks to large windows, sliding glass doors, and a thoughtfully planned layout.

On the ground floor, you'll find a bright reception room, a separate high-spec kitchen with integrated appliances, a guest WC, and a spacious en-suite bedroom with direct garden access. The first floor offers a generous lounge/living room with access to a private balcony, along with a luxurious principal bedroom featuring an en-suite bathroom and walk-in wardrobes. Upstairs, the top floor comprises three further bedrooms, one with an en-suite bathroom, and an additional family bathroom, all finished with premium fixtures and fittings.

Designed for comfort, light, and flexibility, this fantastic home combines modern luxury with functional living, complete with private outdoor space, secure private parking, and exceptional attention to detail throughout.

Ashchurch Grove is a quiet no-through road within the Ravenscourt and Starch Green Conservation Area. This house is superbly located for the array of shops, cafes, pubs and the Ginger Pig butcher on nearby Askew Road and approximately 0.1 miles from Ravenscourt Park. Stamford Brook station (District line) is approximately 0.5 miles away, in addition to excellent bus routes, providing easy access to central London.

The property is also ideally positioned for some of London's best primary and secondary schools, including Latymer Prep and Upper School, Ravenscourt Park Prep, Orchard House, John Betts and West London Free School.



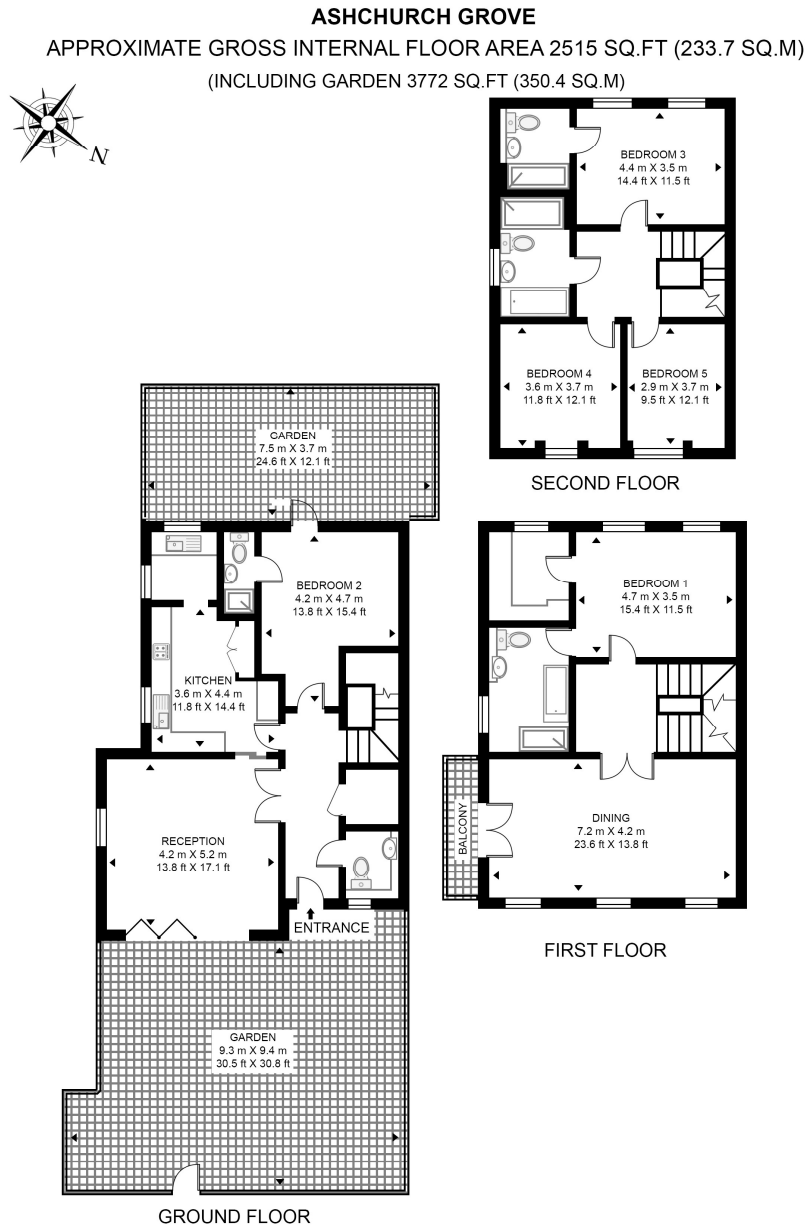


Property Features:

- Freehold, Newly Built House
- Five Bedrooms
- Four Bathrooms (3 En-suite)
- Extra Guest WC
- Front and Rear Private Garden
- Secure Private Parking
- 2515 Internal Square Feet (Approx.)
- Stamford Brook Station (District line Zone 2)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £2,500,000

Tenure: Freehold

Anticipated Rent: £8,000.00 pcm
Approx. 3.8% Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN250184

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