

Sirdar Road, London, W11 4EQ

Offers In Excess Of £2,300,000 Freehold



KEY FEATURES:

- FREEHOLD
- 6 BED 4BATHS
- FRONT AND BACK PRIVATE GARDEN

Nestled in the heart of the prestigious Sirdar Road in London, W11, this stunning terraced Georgian house offers a perfect blend of elegance and modernity. Boasting 1,869 sq ft of living space, this property features a spacious reception room, six bedrooms, and four bathrooms, providing ample space for comfortable living.

The house exudes charm with its front and back private gardens, offering a serene escape from the hustle and bustle of city life.

Renovated from top to bottom in 2017 and recently redecorated, this house is a true gem. The sitting room comes complete with a provision for a gas fire in the fireplace, perfect for creating a cosy ambiance during the colder months. Additionally, the garden is equipped with automatic irrigation, making maintenance a breeze.

Residents can obtain a permit for on-street parking.

Don't miss the opportunity to make this beautiful house your home. Book a viewing today and step into a world of comfort, style, and tranquillity on Sirdar Road.



Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 60 | 81 |

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

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Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.