

# 25 ROWAN ROAD

LONDON

W6



THIS EXTRAORDINARY HOUSE WAS COMPLETELY REBUILT WITHIN THE FOUR WALLS OF THIS CHARMING VICTORIAN HOUSE TO PROVIDE A PERFECT BLEND OF CLASSICALLY INSPIRED DESIGN ALONG WITH EXCEPTIONAL LEVELS OF FINISH.

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There is a wide entrance hall with an archway opening onto a bright dining room with bay window, which has shutters fitted for security and insulation, and new marble fireplace with gas fire. Double, pocket sliding, doors lead onto a drawing room with matching gas fireplace. This room flows into the Mark Wilkinson designed kitchen breakfast room with Miele appliances. The kitchen is flooded with light from the ceiling lantern and leads to the West facing, secluded patio garden with York stone paving 20'3 x 16'8.

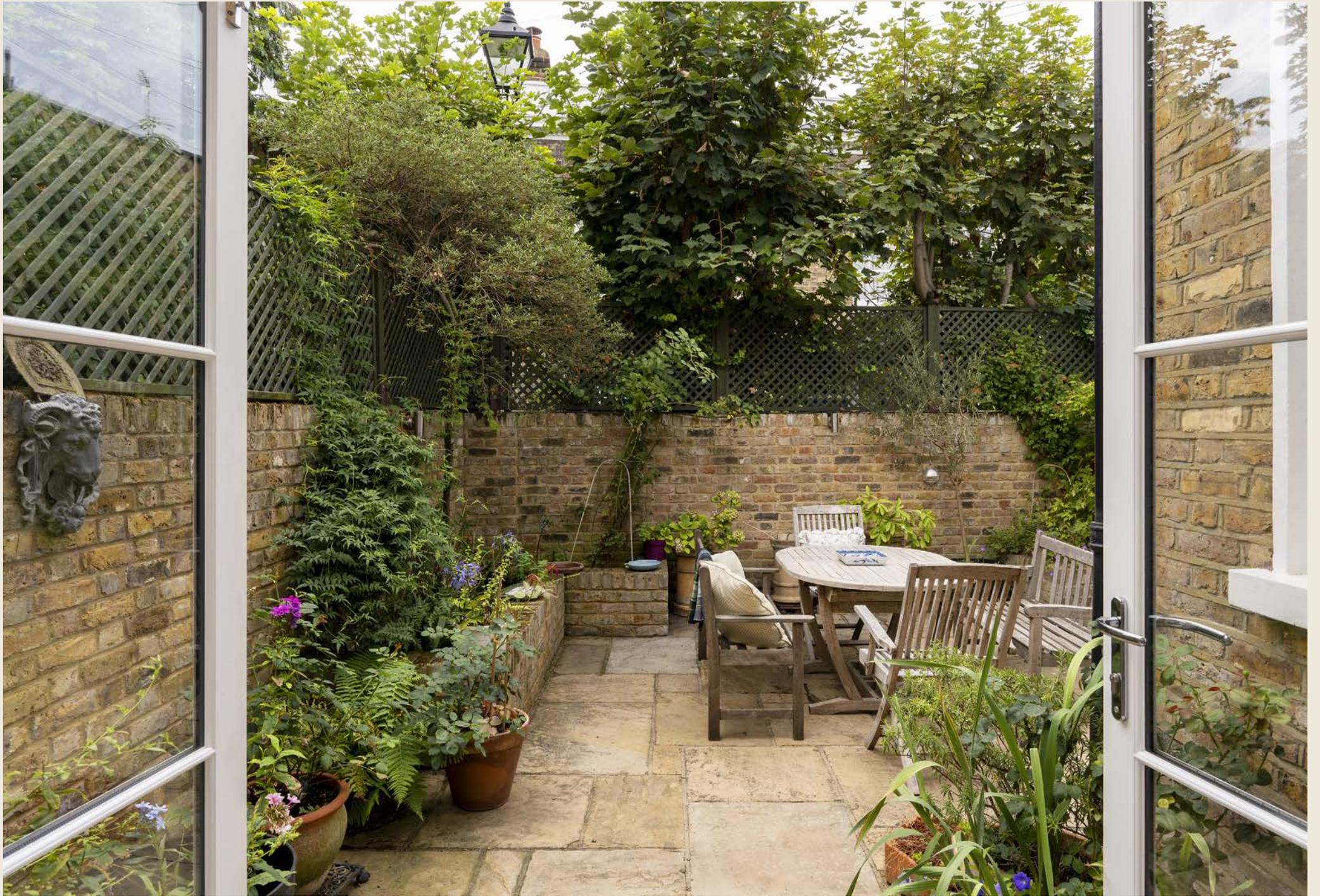
The first floor shares the well-proportioned master bedroom with an unusually generous bathroom and excellent wardrobes with adjacent study/dressing room or single bedroom. From the original staircase on the mezzanine floor above the kitchen there is a guest's double bedroom with double aspect windows and an en-suite bathroom with shower. The second floor has two further bedrooms and a shared shower room, and, on this floor, there is a good storage space in the eaves with double access.

The newly added basement has underfloor heating, and the utility room houses the immersion heater, expansion tank and water softener under the stairs. It also has cooking facilities. The large, high-ceilinged room has good natural sun light from the light well and here there is a bay window with shutters for extra security and warmth. It can be used as a playroom, bedroom, or media room. The house is set back behind a good-sized front garden with newly added storage for bins and bicycles and there is a single step to the front door so giving easy access for prams and buggies.

Viewing is highly recommended to appreciate this stunning house. Throughout there is an exceptional level of craftsmanship, design, and finish and this extends to every part of the fabric of the building with underfloor heating, new Accoya double glazed windows, solid oak doors and flooring, cornicing copied by Butchers and a Welsh slate roof.









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Rowan Road is a hugely popular one-way street to the south of Brook Green with its gated playground, green open space, tennis courts and coffee shop. The immediate area is unusually well served in terms of schools with neighbouring St Pauls Girls School and its preparatory school Bute House and with Sacred Heart School moments away. Also nearby is The Kensington Wade, dual language, Chinese School (the first of its kind in Europe) and Godolphin and Latymer, Latymer Upper School are all a short bus ride away. St Paul's Boys is a short walk away over Hammersmith Bridge.

There are excellent shopping facilities within walking distance with the Broadway Shopping Centre, Tesco's with its large car park and with the many shops of nearby King Street, Westfields and High Street Kensington.

For restaurants there is The River Café and Sam's Riverside and there are countless pubs and bars on the river along with the famous Riverside Studios with its theatre and cinema and the Eventime Apollo.

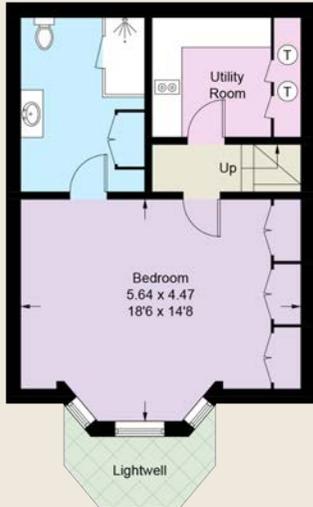
Rowan Road is incredibly well served for transport links with Hammersmith underground station close by (District & Piccadilly lines) providing a quick link to Heathrow Airport. From here there is also the Hammersmith and City Line to Paddington, Baker Street and Kings Cross. Olympia Station is also close with links to Gatwick via Clapham Junction and there are numerous bus routes into town and beyond.



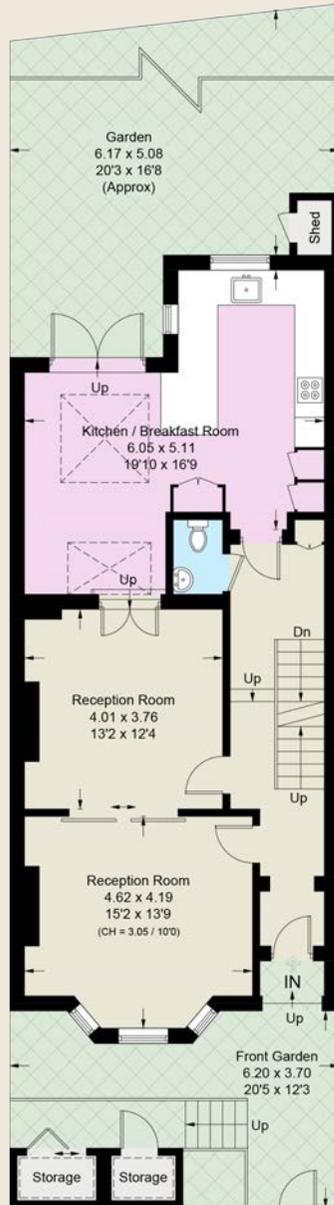




Second Floor



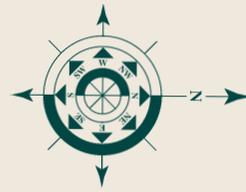
Lower Ground Floor



Ground Floor



First Floor



□ = Reduced head height below 1.5m

APPROX. GROSS INTERNAL AREA  
2,598 SQ FT / 241.4 SQ M

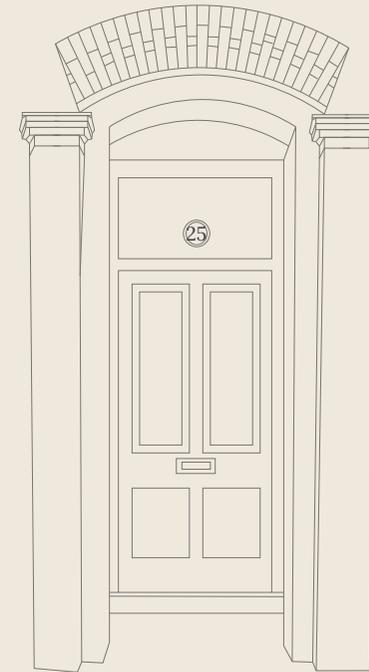
INCLUDING LIMITED USE AREA  
16.0 SQ M / 172 SQ FT

SHED / STORAGES  
39 SQ FT / 3.6 SQ M

TOTAL  
2,637 SQ FT / 245 SQ M

**Maskells**

Kensington and  
Notting Hill Office  
105 Kensington Church Street  
W8 7JN  
020 7887 2532



**TERMS**

| Guide Price: **£3,150,000**

| Tenure: **Freehold**

| Local Authority: **Hammersmith & Fulham**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	84   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.