

# FLETCHERS

ESTATE AGENTS



## Barton Road, W14

£2,250,000

An immaculately presented Victorian family home in a highly sought-after location in the Barons Court conservation area. You enter the property through a stunning arched doorway with original stained glass panelling surrounding it into a traditionally Victorian tiled hallway with plenty of natural light through the glass panels. The hall leads through into a spacious reception room that benefits from high ceilings and original sash windows facing south & overlooking the garden to the rear. From the rear reception you can access another reception room which is currently laid out as a formal dining room, perfect for entertaining and again benefitting from a large original sash window with matching stained glass panelling to that of the arched front door.

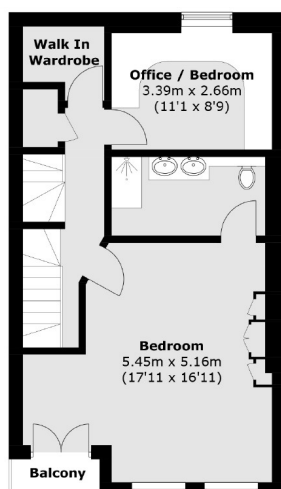
Downstairs, you have a useful W/C and utility room perfect for young families and a further reception room that is used as a games/lounge room. The kitchen also situated on this floor is large enough for an eight seater dining table, has plenty of cupboard space and has an attractive kitchen island in the centre. It comes complete with fitted appliances and provides access through french doors into the garden. The garden is mature & walled with plenty of sunshine facing South. On the first floor, you have the bay-fronted master suite that benefits from built-in storage and use of an en-suite shower room with him & her sinks. This lovely, spacious room also has access out onto a private balcony. This floor also has a further walk-in wardrobe and another bedroom that overlooks the garden, currently used by the owners as a home office again with excellent built-in storage space.

Barton Road is 0.1 Miles to Barons Court, and under 0.2 Miles to West Kensington station providing excellent access both into town and out to Heathrow airport (District and Piccadilly lines). The prestigious Queens Tennis Club is under a mile away. The excellent shops, bars and restaurants of both Hammersmith and Munster Village are also within close proximity.

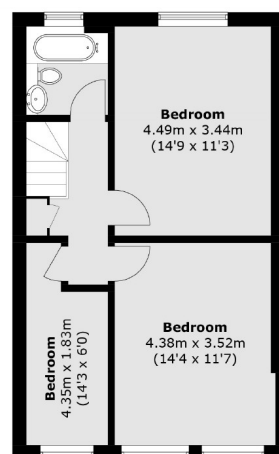
• Victorian Family Home • Immaculate Condition • Barons Court Conservation Area • South-Facing Garden • Five Bedrooms • Three Reception Rooms •

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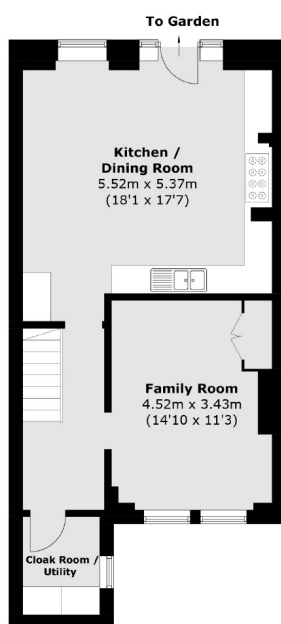
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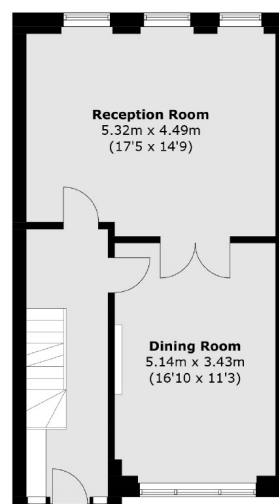
First Floor



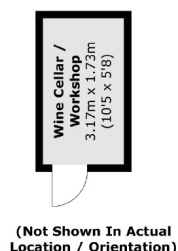
Second Floor



Lower Ground Floor



Ground Floor



Total area (approx.): 213.4 sq. m (2,297.0 sq. ft)

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