



Kennington / Oval Sales, 12 Clapham Road, London SW9 0JG
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NEMOURE ROAD ACTON



SOLD

REF: 495942

5 Bed, House, Private Garden

Excellent condition - Top of cul-de-sac location - Cellar storage space - 5 Double bedrooms - Period features - South facing garden

Nemoure Road, W3. Ludlowthompson. An exceptional, spacious 5 bedroom period property at the top of this quiet cul-de-sac. The property is in impeccable condition throughout and benefits from many original period features. The ground floor comprises of two reception rooms and a kitchen that is in excess of 22" leading to the South-facing rear garden, there is also access to a good size cellar. There are 3 double bedrooms and two bathrooms on the first floor, including a large master bedroom with... [continued below](#)

Train/Tube - Acton Main Line, Acton Central, South Acton, Drayton Park

Local Authority/Council Tax - Ealing

Tenure - Freehold

ludlowthompson



NEMOURE ROAD ACTON



Kitchen



Reception Room



Dining Room



Master Bedroom



Family Bathroom



Bedroom



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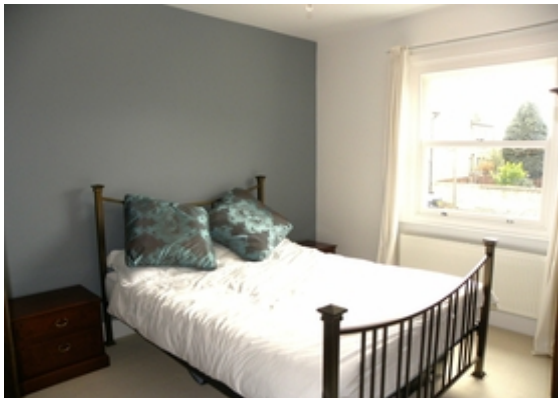
NEMOURE ROAD ACTON



Bedroom



Bedroom



Bedroom



Garden



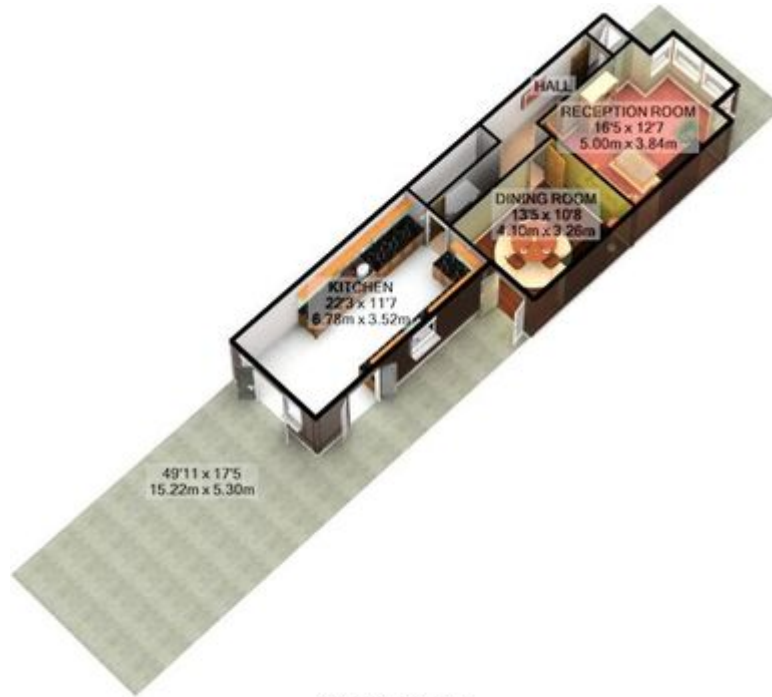
NEMOURE ROAD ACTON



Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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GROUND FLOOR
APPROX. FLOOR
AREA 688 SQ.FT.
(63.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 799 SQ.FT. (74.2 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2012

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SECOND FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.7 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 672 SQ.FT.
(62.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1079 SQ.FT. (100.2 SQ.M.)

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Nemoure Road, W3. Ludlowthompson. An exceptional, spacious 5 bedroom period property at the top of this quiet cul-de-sac. The property is in impeccable condition throughout and benefits from many original period features. The ground floor comprises of two reception rooms and a kitchen that is in excess of 22" leading to the South-facing rear garden, there is also access to a good size cellar. There are 3 double bedrooms and two bathrooms on the first floor, including a large master bedroom with en-suite bathroom. The second floor comprises of a further two large double bedrooms. This property is located close to Acton mainline and benefits from excellent transport links and local amenities. Please call Ludlowthompson on 0208 752 9999 to arrange a viewing.

Kitchen - 3.5m x 6.8m (11' 5" x 22' 3")

Reception Room - 3.84m x 5m (12' 7" x 16' 4")

Dining Room - 3.26m x 4.1m (10' 8" x 13' 5")

Master Bedroom - 5m x 5m (16' 4" x 16' 4")

Family Bathroom - 2.1m x 2.7m (6' 10" x 8' 10")

Bedroom - 3.35m x 4.24m (10' 11" x 13' 10")

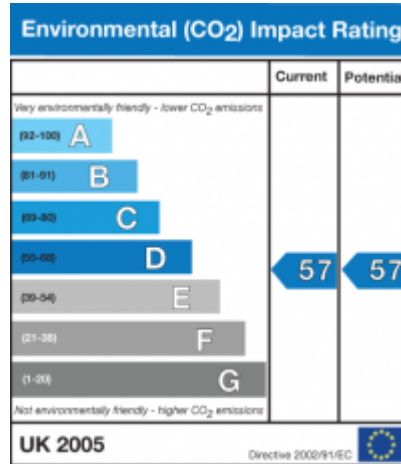
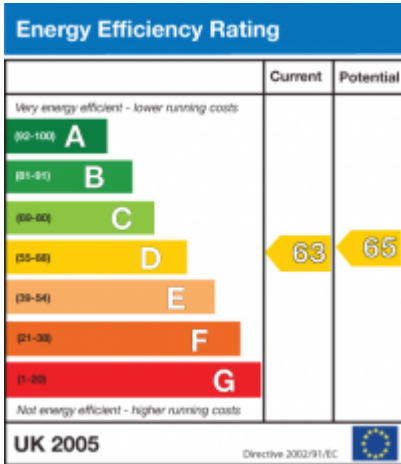
Bedroom - 3.3m x 4.1m (10' 9" x 13' 5")

Bedroom - 4.09m x 5.22m (13' 5" x 17' 1")

Bedroom - 3.4m x 3.8m (11' 1" x 12' 5")



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CALL 020 7820 4100

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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Kennington / Oval Sales Office quoting 495942

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.