

**FINLAY  
BREWER**



## MINFORD GARDENS W14







**3 DOUBLE BEDROOMS \* RECEPTION \* KITCHEN/BREAKFAST ROOM  
EN SUITE BATHROOM \* SHOWER ROOM \* GUEST CLOAKROOM  
UTILITY \* TERRACE \* OWN ENTRANCE \* EPC RATING E 45**

A fabulous double fronted 3 bedroom upper maisonette with its own front door and a pretty terrace. The property entrance is on the raised ground floor and has a high ceilinged reception room to one side with a fireplace and marble surround, with the contemporary kitchen/breakfast room to the other side. There is a central island unit, ample room for a dining table and French doors leading to the decked terrace. In addition there is a guest cloakroom and a utility cupboard on this floor. There are 2 double bedrooms and a shower room on the first floor, with the top floor dedicated to the master suite of double bedroom with built-in wardrobes, free-standing roll top bath, wash hand basin and an open fireplace. This beautifully presented maisonette is flooded with light, has a wonderful feel and should be viewed without delay.

**GUIDE £1.375M**

**FREEHOLD**

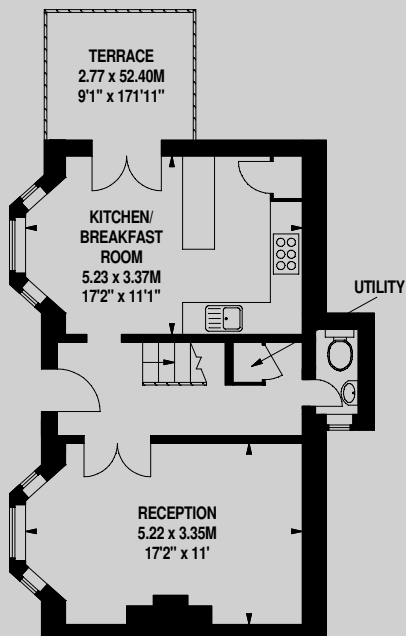
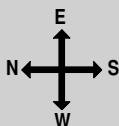
**SUBJECT TO CONTRACT**



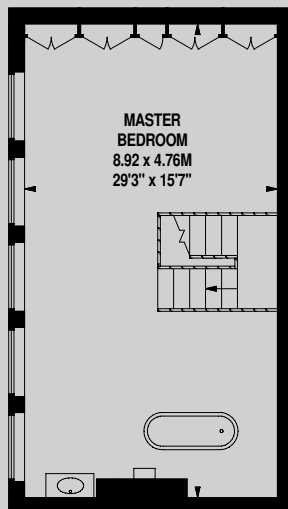
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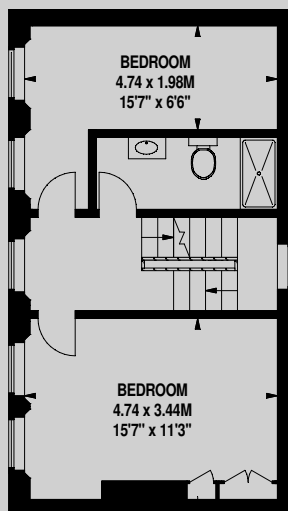
**Approximate Gross Internal Area  
Main House = 1,391 Sq Ft/129 Sq M**



**Ground Floor**



**Second Floor**



**First Floor**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.

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