



House - Terraced

**75, VESPAN ROAD,  
W12 9QG**

Guide Price  
**£1,395,00**

Available:

### FEATURES

- 4 spacious bedrooms
- Open-plan sunken kitchen
- Victorian terraced house
- Close to Askew Village
- Vaulted ceilings in bedroom
- 3 elegant bathrooms
- Private landscaped garden
- Located on Vespan Road
- Near Westfield London
- Viewing highly recommended



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# 4 Bedroom House - Terraced located in London

Nestled on the tranquil Vespan Road in London W12, this exquisite four-bedroom Victorian terraced house, built in 1900, presents a harmonious blend of period charm and contemporary elegance. Spanning an impressive 1,743 square feet across three thoughtfully designed levels, this home is a true gem for those seeking both comfort and sophistication.

As you enter, you are greeted by a striking open-plan ground floor that centres around a sunken kitchen and dining area, seamlessly connecting to a private landscaped garden. This design creates an inviting atmosphere, perfect for both entertaining and everyday living. The original architectural features are beautifully complemented by modern finishes, including bespoke joinery and elegantly appointed bathrooms, which together evoke a sense of understated luxury.

The first floor is home to the principal bedroom, a serene retreat enhanced by vaulted ceilings that allow natural light to flood the space. The bespoke cabinetry adds a touch of practicality, while the en-suite bathroom boasts a level of finish that rivals even the most prestigious homes in Central London. Two additional bedrooms and a stylish shower room occupy the upper level, making this layout ideal for families or couples planning for the future.



Total area (approx.): 161.9 sq. m (1742.6 sq. ft)

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Council Tax Band  
**C**

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| 73                                          |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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