



Aspen Villas Gayford Road UK

4  3 

An architect designed, three storey house built in 2015 (175.23sq m/1,887 sq ft approx), offering flexible accommodation, situated just north of Ravenscourt Park. The spacious hallway leads to a front study (This may be used as bedroom 4) guest cloakroom and utility room. There is a full width kitchen / dining room to the rear that leads onto a southerly facing garden. A full width first floor reception room overlooks the garden to the rear, with a bedroom and en-suite positioned to the front. Two further double bedrooms both with en-suite bathrooms are arranged on the second floor. Fittings are to a high specification with a bespoke kitchen newly laid carpets. The property is offered with no chain.

Building Size : £ 1,320,000
View : 1886 Sqft
<https://www.rickmanproperties.com/7127709>



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GROSS INTERNAL AREA (GIA)
The footprint of the property
175.34 sqm / 1887.34 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
158.56 sqm / 1706.73 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 171.49 sqm / 1845.90 sqft
IPMS 3C RESIDENTIAL 160.96 sqm / 1732.56 sqft

SPEC ID 60dc4c1738b96a0daadecce