

INIGO



Emlyn Road

LONDON W12

£650,000 LEASEHOLD

The Edwardian character of this two-bedroom apartment between Chiswick, Askew village and Shepherd's Bush has been carefully upheld and reinstated by its current owners. Plenty of original features remain in situ, including fireplaces, cornicing and floorboards. Its generous living space extends outside, where a private and lovingly cultivated garden lends an additional space for growing, relaxing and hosting.

Setting the Scene

Emlyn Road lies between Bedford Park, Chiswick and Shepherd's Bush. The quiet residential street presents a lively mix of largely 20th-century architectural styles, from early Edwardian to mid-century.

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Purpose built as two separate apartments, the building that the apartment lies within dates to the early part of the century and was built of a handsome London stock brick. It has a red and black tiled pathway to the apartment's private front door, set within an arched recess that bears a flower motif on its mock keystone. Inside, the current owners have taken great pains to lovingly reissue the house's Edwardian charm: period features have been carefully restored by specialist conservation contractors.

The Grand Tour

On entry, stairs ascend to the first-floor landing. From here, each of the apartment's rooms branches off; the primary living space is at the front, up a short flight of steps.

Facing south-west, the sitting room receives an excellent level of light through its two windows. An cornice curves around the walls, which have been washed in 'Acorn' by Little Greene. An antique cast-iron fireplace sourced by the current owners lends a natural focal point, its bullseye-adorned surround providing a mantel for placing postcards and trinkets. There is space for a dining table and chairs on the opposite side of the room, in front of a bank of wall-to-wall built-in cabinetry.

The kitchen lies at the opposite end of the apartment and has neat white cabinetry with Neff appliances. Dual-aspect windows draw in plenty of natural brightness, enhancing the gentle shade ('Pale Powder' by Farrow and Ball) used across the walls. There is a second reclaimed cast-iron fireplace here that runs on bioethanol, again with a bullseye motif surround, as well as plenty of room for a larger dining table. A door on one side grants easy passage to the rear garden.

The apartment has two peaceful double bedrooms. The principal room has plenty of storage in alcove-set cupboards on either side of a characterful cast-iron fireplace. Next door, the second bedroom has a similarly serene feel.

With walls painted a marine blue and patterned tiles running underfoot, the bathroom adopts a playful edge. There is a bath with a shower above on one side, and a frosted glass window that beckons brightness in.

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The Great Outdoors

Stairs descend from the kitchen to the private garden, a wonderfully well looked-after space with a creative curation of plantings. Olive trees run along one side, planted in raised wooden planters, while David Austin heritage rose varieties have taken root along the opposite periphery.

A flagstone-laid area at the front provides plenty of room for a dining set-up, while a second elevated sitting area at the foot of the garden lends a secluded spot for hosting on a warm summer's evening.

Out and About

Emlyn Road runs just east of Bedford Park. There are some fantastic amenities in the local area, including yoga/Pilates studio Sonas. The River Thames and its footpath lie around 25 minutes' walk south of the apartment – ideal for weekend morning strolls, with plenty of spots to stop for coffee en route.

Chiswick High Road is around 15 minutes' walk from the apartment. Its streets are lined with excellent parades of independent shops, restaurants and cafés, including Chief Coffee and High Road House (Soho House group), as well as Chiswick Cinema.

Askew Road is a 10-minute walk away and has an outpost of Gail's, the delicious Happy Sky Japanese Bakery and seasonally-driven café/restaurant Burnt.

The beautiful open greenery of Ravenscourt Park lies to the south of Emlyn Road. 13 hectares strong, it has wildlife habitats, play facilities, tennis and basketball courts, and a popular tea-house and garden centre. There are a handful of cosy pubs around the park's periphery, including The Duchess, The Anglesey Arms and The Oak.

Shepherd's Bush, home to one of London's Westfield centres, is also around 30 minutes away on foot. Here, the recently renovated Television Centre is at the centre of an exciting regeneration of the area, with independent restaurants such as Cricket, a cinema and the Soho House members' club, White City House. Hammersmith riverside and its many cafes, bars and shops are a short walk to the south.

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There are plenty of rail stations nearby, providing a selection of Underground and Overground lines. The closest is Turnham Green, which sits around 12 minutes' walk from the apartment and runs the Piccadilly and District lines. Stamford Brook and Acton Central are also within walking distance. The area is also well-served by bus connections.

Tenure: Leasehold

Lease Length: Approx. 135 years remaining

Service Charge: N/A

Ground Rent: Approx. N/A

Council Tax Band: D

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.