



STANFORDS

George Lane, London  
Guide Price £950,000



This beautifully presented four-bedroom terraced house offers an inviting blend of character and contemporary design across a generous 1591 square feet of thoughtfully arranged living space.

Step inside to discover a welcoming hallway that leads to a spacious open plan kitchen and dining room, perfectly designed for modern family life and entertaining. The kitchen features sleek cabinetry, ample work surfaces, and integrated appliances, while the generous dining/family area is flooded with natural light, providing a bright and sociable space ideal for both everyday family life and entertaining.

The main living room is a comfortable retreat, with neutral décor and well-positioned windows that enhance the sense of space and relaxation. Upstairs, three well-proportioned bedrooms provide flexibility for growing families, guests, and a fourth room perfect for a nursery or office space.

The family bathroom is stylishly appointed, while an additional WC on the ground floor adds further every-day practicality.

Located in a sought-after area, the property is conveniently positioned for local amenities, reputable schools, and excellent transport links, ensuring daily errands and commutes are stress-free.

Early viewing is highly recommended to appreciate the quality and versatility on offer.

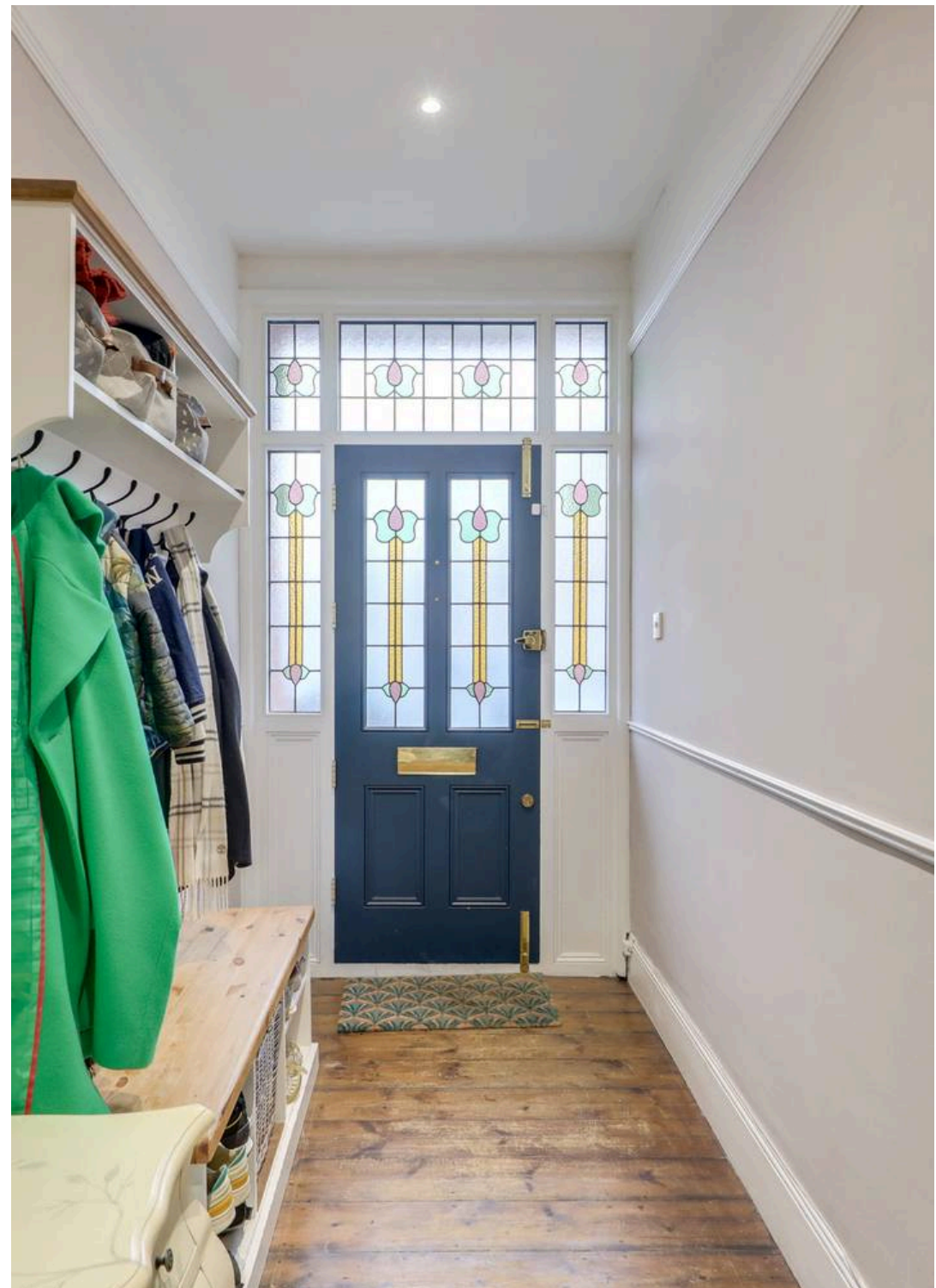
**Council Tax band: E**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: E**

**EPC Environmental Impact Rating: E**

- **Four Bedrooms**
- **Open Plan Kitchen/Dining Room**
- **Garden Office & Sauna**
- **Total Area - 1591sqft**

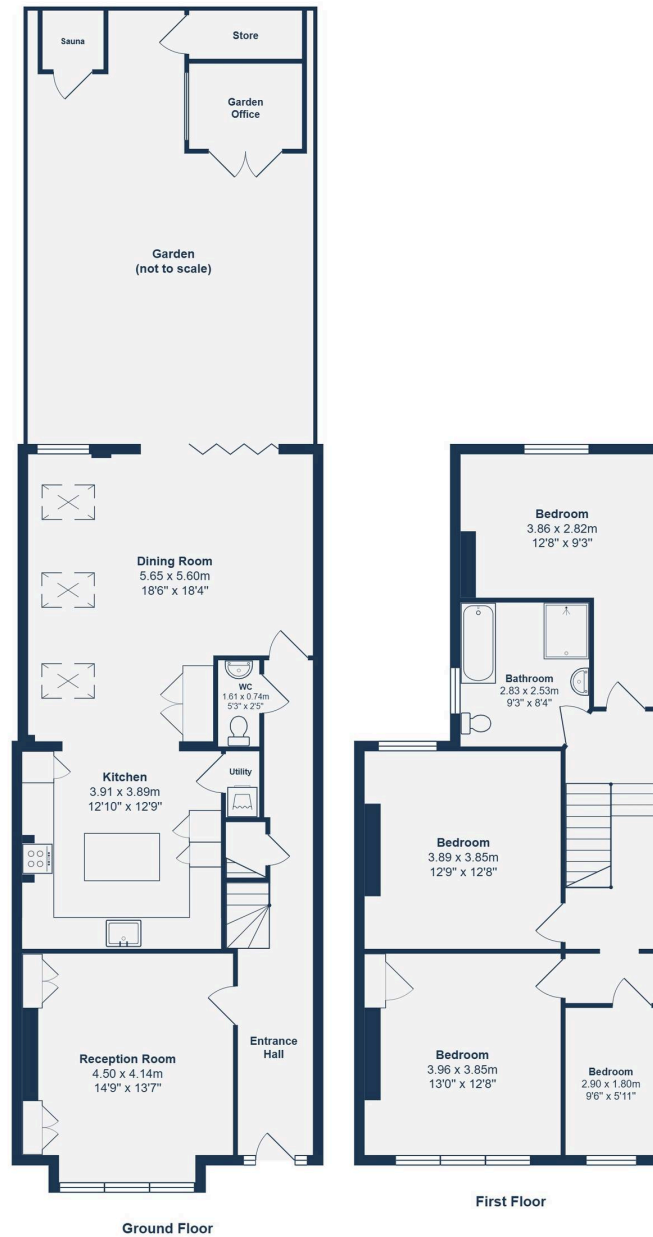












Total Area: 147.9 m<sup>2</sup> ... 1591 ft<sup>2</sup> (excluding Garden Office, Store & Sauna)

Drawn for Stanfords Sales & Lettings  
 This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.



## GROUND FLOOR

### Reception Room

14' 9" x 13' 7" (4.50m x 4.14m)

Spotlights, windows, radiator, fireplace, alcove storage space and shelving, wood floor.

### Utility

### Kitchen

12' 10" x 12' 9" (3.91m x 3.89m)

Spotlights, matching base and wall units, island units, integrated appliances such as oven and hob, fridge/freezer, dishwasher, ample storage, double butler sink with mixer tap, underfloor heating, tile floor.

### WC

5' 3" x 2' 5" (1.61m x 0.74m)

Ceiling light, half tile walls, sink basin with mixer tap, radiator, toilet, tile floor.

### Dining Room

18' 3" x 18' 4" (5.56m x 5.60m)

Spotlights, skylight windows, tall window, window doors leading to the garden, tile floor.

## FIRST FLOOR

### Bedroom

9' 6" x 5' 11" (2.90m x 1.80m)

Spotlights, window, radiator, carpet.

### Bedroom

13' 0" x 12' 8" (3.96m x 3.85m)

Pendant light, windows, alcove space, built in storage, radiator, carpet.

### Bedroom

12' 9" x 12' 8" (3.89m x 3.85m)

Pendant light, window, carpet.







### **Bathroom**

9' 3" x 8' 4" (2.83m x 2.53m)

Spotlights, window, half tile walls, heated towel radiator, walk-in shower with mixer tap, bath tub, sink basin, toilet, tile floor.

### **Bedroom**

12' 8" x 9' 3" (3.86m x 2.82m)

Pendant light, window, radiator, carpet.

### **OUTSIDE**

#### **Garden Office**

Spotlights, windows, shelving, wood floor.

#### **Sauna**



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