

Number Thirteen

— LANGHAM PLACE —



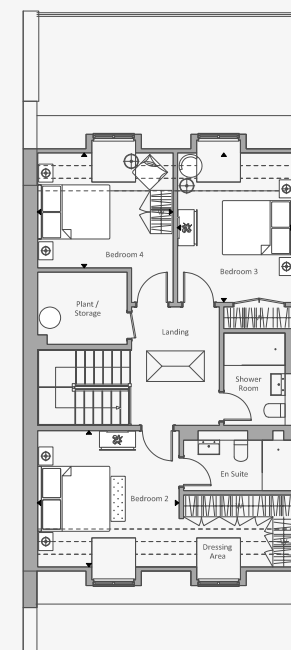
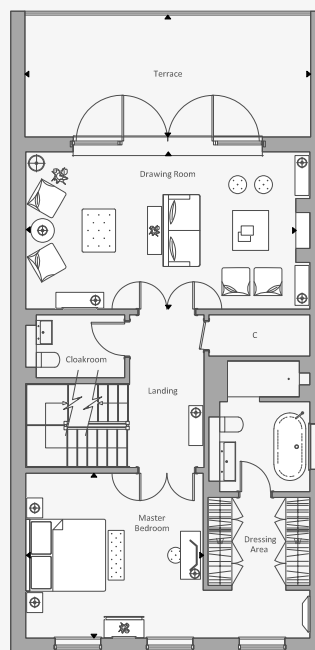
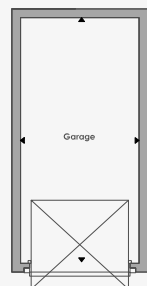
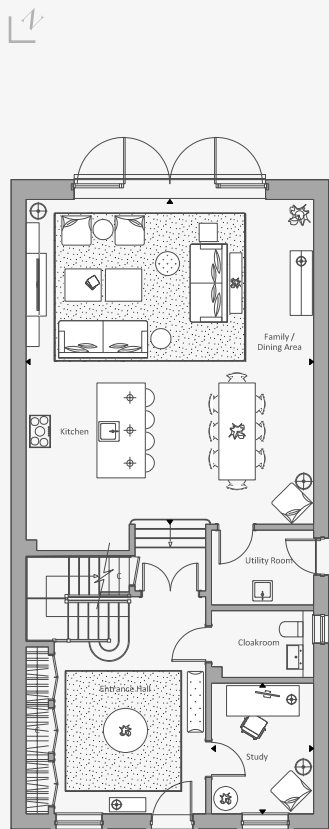
**THIS SEMI-DETACHED HOME IS A
STUNNING PROPERTY OFFERING EXCEPTIONAL
ACCOMMODATION.**



The expansive entrance hall (with plenty of built-in storage) leads to the study and through a pair of double doors to the kitchen/dining and family room – a superb space that has a set of French doors to the garden. There is also a separate utility room with outside access. On the first floor is the master bedroom suite, with a bespoke dressing area and a luxurious bathroom, plus the drawing room, from which double doors lead to a spacious terrace. On the second floor are three excellent double bedrooms and a smart shower room; bedroom two benefits from a good-sized en suite and dressing area.

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GROSS INTERNAL AREA* 296.03m² 3,186 sq ft²

GROUND FLOOR

Kitchen/Living/Dining Area	7.11m x 8.04m	23'4" x 26'5"
Study	2.52m x 3.23m	8'4" x 10'7"
Garage	2.93m x 6.08m	9'6" x 19'9"

FIRST FLOOR

Drawing Room	7.11m x 3.93m	23'4" x 12'1"
Master Bedroom	4.44m x 4.13m	14'7" x 13'7"
Terrace	7.18m x 3.05m	23'5" x 10'0"

SECOND FLOOR

Bedroom 2	3.91m x 3.42m	12'1" x 11'3"
Bedroom 3	3.23m x 3.79m	10'8" x 12'5"
Bedroom 4	3.75m x 2.83m	12'4" x 9'4"

INCLUDED Garage and driveway parking. Provision for electric car charging points.