



BATOUM GARDENS, LONDON W6

A magnificent end of terrace family house providing in excess of 3,100 square feet of accommodation over five floors and a delightful 40' rear garden.

Kerr&co





This exquisite house has been exceptionally well thought out and planned specifically with family life in mind. From the incredible built in storage to the interlinking nature of the living spaces it is easy for a family to be interactive whilst at the same time have separate spaces for that moment of peace and quiet. The house is incredibly well presented throughout and benefits from a generous rear garden, excellent natural light, high ceilings and being well located close to Brook Green, numerous underground stations (Shepherd's Bush, Goldhawk Road and Hammersmith—giving access to 5 different lines) as well as Westfield London.

ACCOMMODATION

PROVIDING IN EXCESS OF 3,100 SQ FT OVER 5 FLOORS

TWO FLOORS OF RECEPTION SPACE

SUMPTUOUS MASTER BEDROOM SUITE

5 FURTHER DOUBLE BEDROOMS & 2 BATHROOMS

CLOAKROOM

INTERLINKING RECEPTION ROOM AND EXCEPTIONAL KITCHEN / DINING ROOM LEADING ON TO THE LANDSCAPED 40' REAR GARDEN

EXCELLENT LOCATION PROVIDING EASY ACCESS TO BOTH SHEPHERD'S BUSH AND HAMMERSMITH



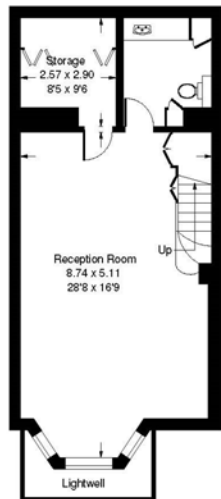
To view: strictly by arrangement with Kerr & Co

Batoum Gardens, W6

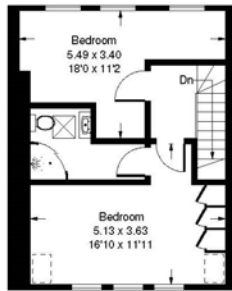
Approx. Gross Internal Area
288.7 sq m / 3108 sq ft
(Excluding Lightwell)



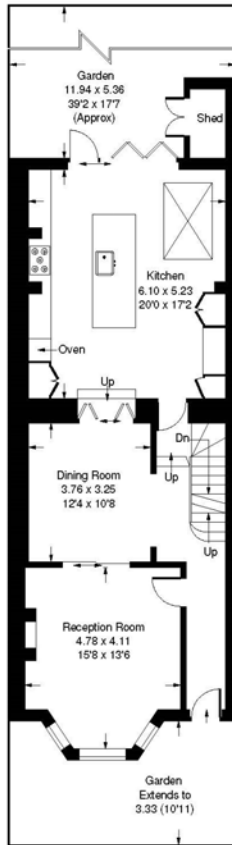
Reduced headroom
below 1.5 m / 5'0"



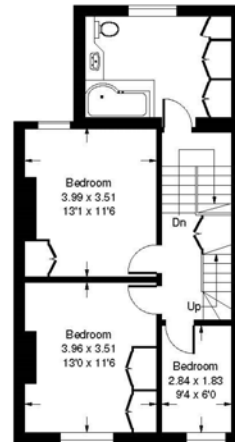
Lower Ground Floor



Third Floor



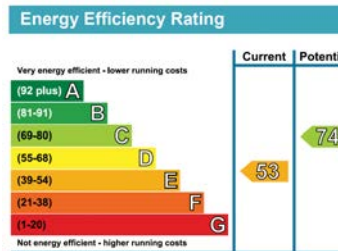
Ground Floor



Second Floor



First Floor

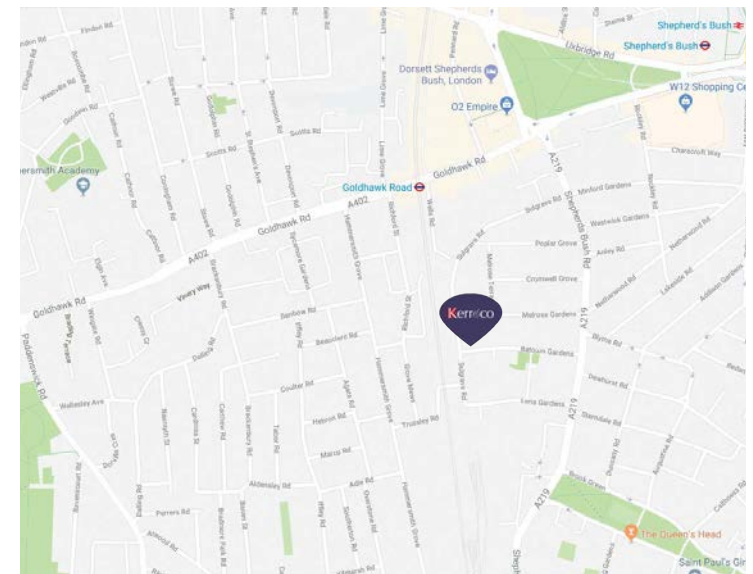


Council Tax:
Band G (£1,673.02 per annum)

Tenure:
Freehold

Parking:
Residents parking permit

Batoum Gardens is a tree lined residential street which runs to the west of Shepherd's Bush Road with the house occupying a very good position on the street. There is a variety of good local shops and restaurants close by on Shepherd's Bush Road and Hammersmith, Shepherd's Bush and Kensington Olympia stations are within walking distance. Westfield Shopping Centre with its many retail, restaurant and leisure facilities is also a short walk away. Local transport links include the underground stations at Hammersmith (District, Piccadilly, Hammersmith and City and Circle lines), Shepherd's Bush (Central and over ground lines) and Goldhawk Road (Circle and Hammersmith & City lines), for the motorist there is good access to the main arterial roads (A4 and A40) in to and away from London as well as numerous bus routes serving West London.



ALL ENQUIRIES



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