



# BATOUM GARDENS

BROOK GREEN W6









# BATOUM GARDENS

BROOK GREEN W6

A beautifully presented, well balanced family home of substantial proportions benefitting from a generous rear garden to compliment the accommodation.

The house has been well maintained since being extensively refurbished by it's current owners. The ground floor offers good family and entertaining space with a light filled reception room to the front of the house and full width kitchen/diner and open plan reception room towards the rear. The upper floors are dedicated to four generous double bedrooms, study or fifth bedroom and three bathrooms.

The property benefits from an excellent position, free from overlooking at the front of the house and allowing plenty of light to enter at every floor. The house showcases many period features while benefiting from high ceilings, large windows and numerous stunning fireplaces throughout the home.

The house offers a large cellar which could be further developed for additional accommodation (subject to the usual permissions).

Batoum Gardens is a popular residential street of Victorian houses, just west of Brook Green and running through the Melrose conservation area. Local amenities are within a short walk, including specialised shops, restaurants, gastro pubs and the Westfield shopping centre. Public transport links are accessed via Goldhawk Road (Hammersmith & City lines), Shepherd's Bush (Central line and Southern Rail) and Hammersmith Broadway (Piccadilly, District and Hammersmith and City lines).



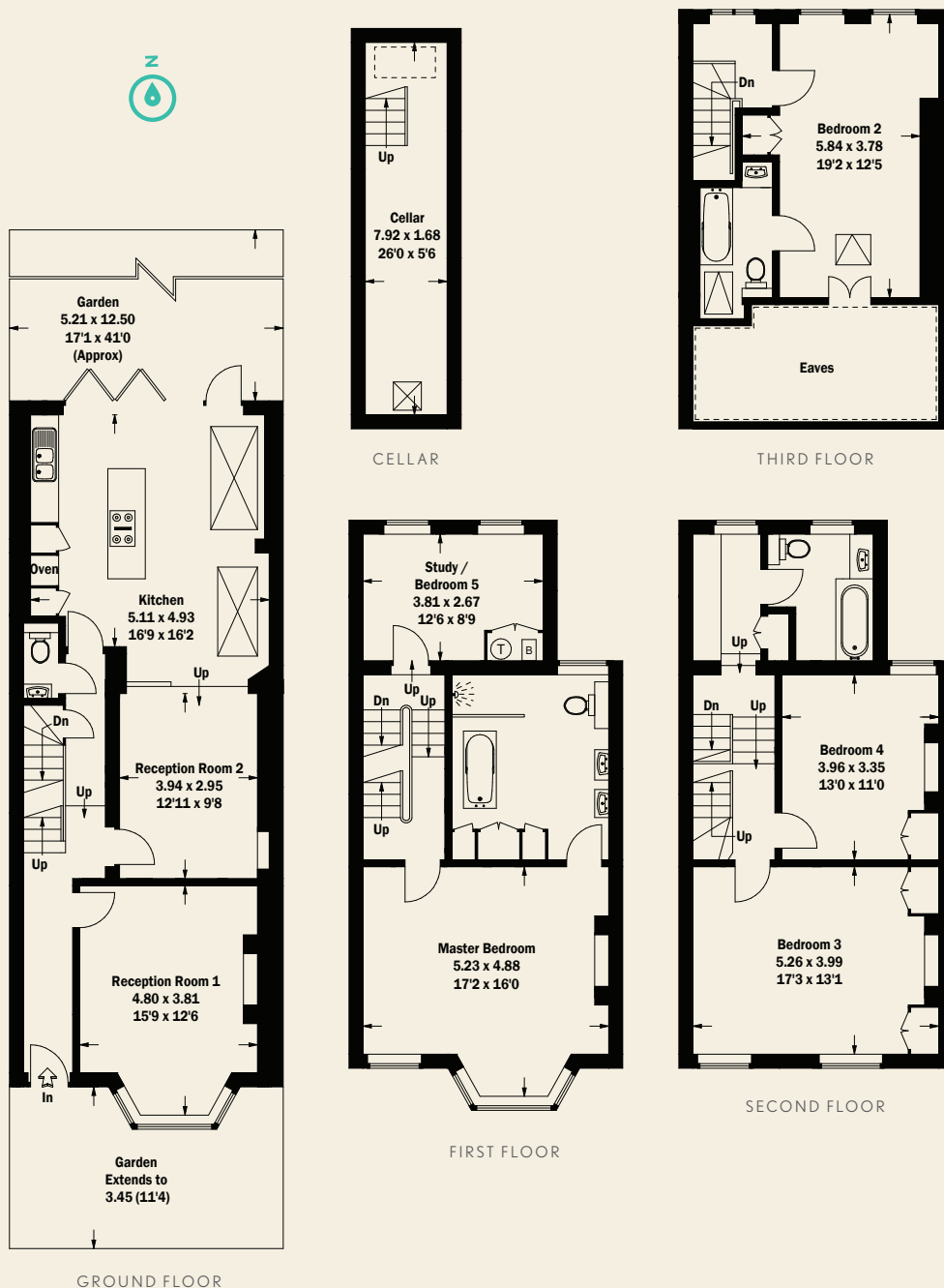
# BATOUM GARDENS

BROOK GREEN W6

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. THIS BROCHURE AND THE DESCRIPTIONS AND MEASUREMENTS HEREIN DO NOT CONSTITUTE REPRESENTATION AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, THIS CANNOT BE GUARANTEED.

**TENURE:** FREEHOLD  
**GROSS INTERNAL AREA:** 242 SQ M/2,609 SQ FT APPROX.  
**LOCAL AUTHORITY:** HAMMERSMITH & FULHAM  
**ENERGY RATING:** D

4 BEDROOMS, STUDY/5TH BEDROOM, 3 BATHROOMS (2 EN SUITE), 2 RECEPTION ROOMS, KITCHEN/DINER, CLOAK ROOM, CELLAR, GARDEN.



**BROOK GREEN**  
**T 020 7603 5181**  
59 BLYTHE ROAD LONDON W14 0HP  
**E TG@BECTIVE.CO.UK**  
**WWW.BECTIVE.CO.UK**

**BECTIVE**  
-LESLIE MARSH-