

TO LET



Sulgrave Road, Shepherd's Bush, W6

£4,500.00 PCM

4

2

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Property Description

A stunning four double bedroom end of terrace house located on the beautiful tree lined Sulgrave Road, W6. The ground floor comprises of a spacious and bright living room, a large through dining room, a wide stylish kitchen with fully integrated appliances which leads out onto a well-maintained garden.

The first floor comprises of a study room and a family bathroom, half a floor up has three double bedrooms and an en-suite bathroom off the master bedroom. The 2nd floor has a large, converted reception room in the loft.

Added benefits include double glazed windows throughout & gas central heating.

The property is ideally located within easy access close to excellent transport links such as Goldhawk Road & Hammersmith underground stations and Kensington Overground.

Viewings strictly by appointment with Samuel Estates, contact us now to arrange a viewing. This property will go fast!

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

Date Available – 15/11/2025

Holding deposit amount – £1,038

Security Deposit amount (five weeks rent) – £5,192.00

Council Tax Band – G

Local Authority – Hammersmith and Fulham



Property Type

House (Terraced)



Construction Type

Brick



Parking

Free Street Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

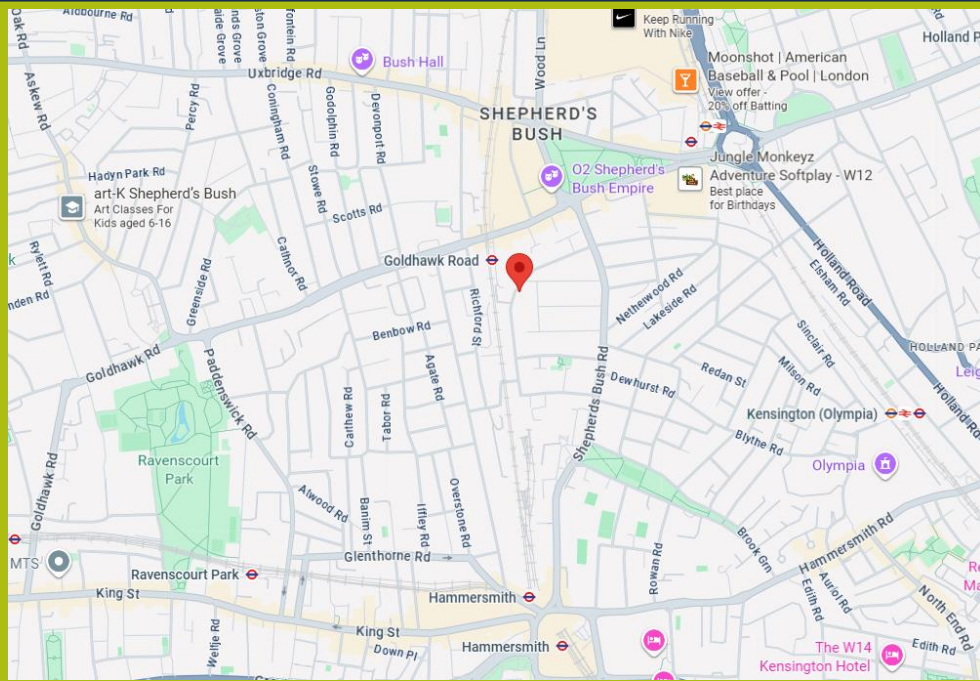
Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1

67 Sulgrave Road

Approximate total area⁽¹⁾
1785.97 ft²

Reduced headroom
19.70 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
	71	80

Balham
45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham
432/434 Streatham High Road
London, SW16 3PX
☎ 020 8679 9889

