



Brook Green W6



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• 5 DOUBLE BEDROOMS • KITCHEN/DINING ROOM • DOUBLE RECEPTION • FIRST FLOOR RECEPTION • 3 BATHROOMS (1 EN SUITE) • UTILITY • SECLUDED GARDEN • EPC RATING C 69 • COUNCIL TAX BAND H

A wonderful and substantial 5 double bedroom Victorian house with very good and flexible living/entertaining space over two floors and a secluded garden which enjoys an open aspect. The ground floor is arranged with an elegant high-ceilinged double reception to the front with marble fireplace, wood floor and ornate cornicing. There are tall French doors opening into the characterful kitchen/dining room which opens onto the garden. There is also an impressive second reception which spans the width of the first floor and has excellent views directly over Brook Green. There are 5 double bedrooms and 3 bathrooms on the upper floors including the principal bedroom suite which is on the second floor complete with the spacious en suite bathroom just above. There is also a wonderful roof terrace with far reaching views which is accessed from the rear double bedroom on the second floor. The generous cellar space serves as a very practical utility area with very good storage/vault beyond. This fantastic family house of approximately 2750sq ft has a great feel and is flooded with light throughout.

PRICE GUIDE £3,195,000
FREEHOLD
SUBJECT TO CONTRACT





Brook Green W6 7BD

Approx. Gross Internal Area = 256.0 sq m / 2755 sq ft



Ref

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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