



**Brook Green W6**



## Brook Green W6

**5/6 Bedrooms \* Double Reception  
Full Width Kitchen/Breakfast Room**

**2 Bathrooms (1 En Suite)**

**2 En Suite Shower Rooms**

**Utility Room & Guest Cloakroom**

**Study/Bedroom 6**

**Paved & Walled Garden with Side Access**

**Roof Terrace \* EPC Rating D 63**

**Council Tax Band H**

**A truly handsome 5/6 bedroom Period house with excellent and flexible living/entertaining space and a generous, landscaped walled garden which has side access.**

The ground floor has an elegant double reception with a feature fireplace, solid wood floor and French doors to the kitchen/breakfast room. The custom-built maple wood kitchen has granite worktops, limestone floors and underfloor heating and has a part-conservatory style roof with French doors onto the garden. The lower ground floor has been excavated to create a wonderful media/study/bedroom with en suite shower room; utility room and guest cloakroom. There are 4/5 double bedrooms on the upper floors including the fantastic principal suite which has exquisite views over Brook Green and has a fabulous dressing area and en suite bathroom. The top floor suite of double bedroom with en suite shower room is flooded with light and enjoys direct access to a wonderful roof terrace which has panoramic views. This amazing house occupies an excellent position on Brook Green, has a wonderful feel and can be moved into without further expense.

**GUIDE: £4M  
FREEHOLD**

**SUBJECT TO CONTRACT**







Approximate Gross Internal Floor Area With Eaves Storage 2,942 Sq Ft/273 Sq M  
 Approximate Gross Internal Floor Area Without Eaves Storage 2,908 Sq Ft/270 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.