



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 58 | 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.

**PRICE GUIDE £3,850,000**

**FREEHOLD**

**SUBJECT TO CONTRACT**



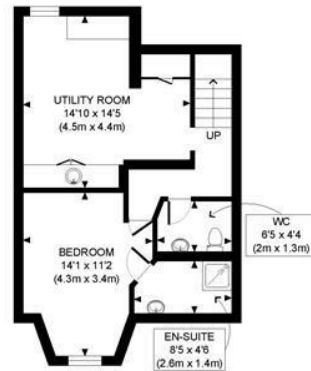




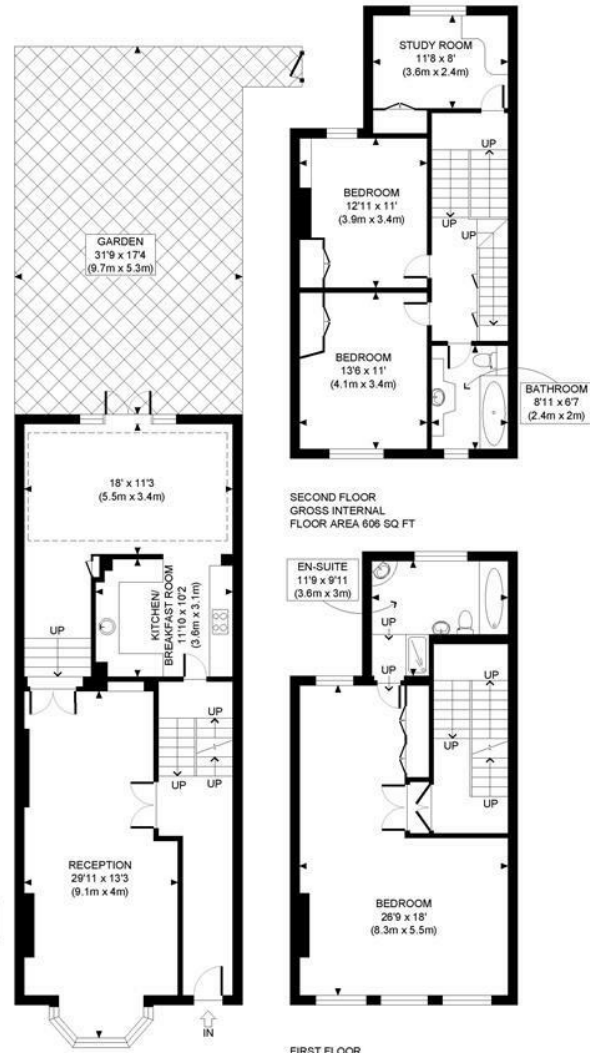




THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES STORAGE 380 SQ FT  
FLOOR AREA WITHOUT EAVES STORAGE 328 SQ FT



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 456 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 912 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 606 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 608 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2942 SQ FT/ 273 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2898 SQ FT/ 270 SQM

**PROPERTY PHOT PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.