



Poplar Grove W6



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**5 BEDROOMS**

**KITCHEN/BREAKFAST ROOM**

**DOUBLE RECEPTION**

**PATIO GARDEN**

**GUEST CLOAKROOM**

**UTILITY ROOM**

**2 BATHROOMS (1 EN SUITE)**

**EPC RATING C 69**

**COUNCIL TAX BAND G**

A wonderful extra wide 5 bedroom house with 2 floors of excellent living/entertaining space and a paved patio garden. The lower ground floor has been opened up from front to back to create a fantastic kitchen/dining family room with a double height glass atrium overlooking the patio garden and a bay window lightwell to the front. There is also a utility room on this floor. The elegant double reception is on the ground floor and has a feature marble fireplace, wood floor, bay window to the front and glass sliding doors to the rear overlooking the atrium and onto the patio garden. There is also a guest cloakroom to the rear of this floor. There are 4/5 bedrooms and 2 bathrooms on the upper floors including the impressive principal bedroom suite which occupies the entire first floor. This big-boned house of approximately 2600 sq ft has a great feel and occupies a lovely position on this sought after residential street looking down Melrose Terrace. Whilst the house is in very good order throughout there is ample scope to modify to one's own taste and style as required.

**PRICE GUIDE £2,650,000**  
**FREEHOLD**

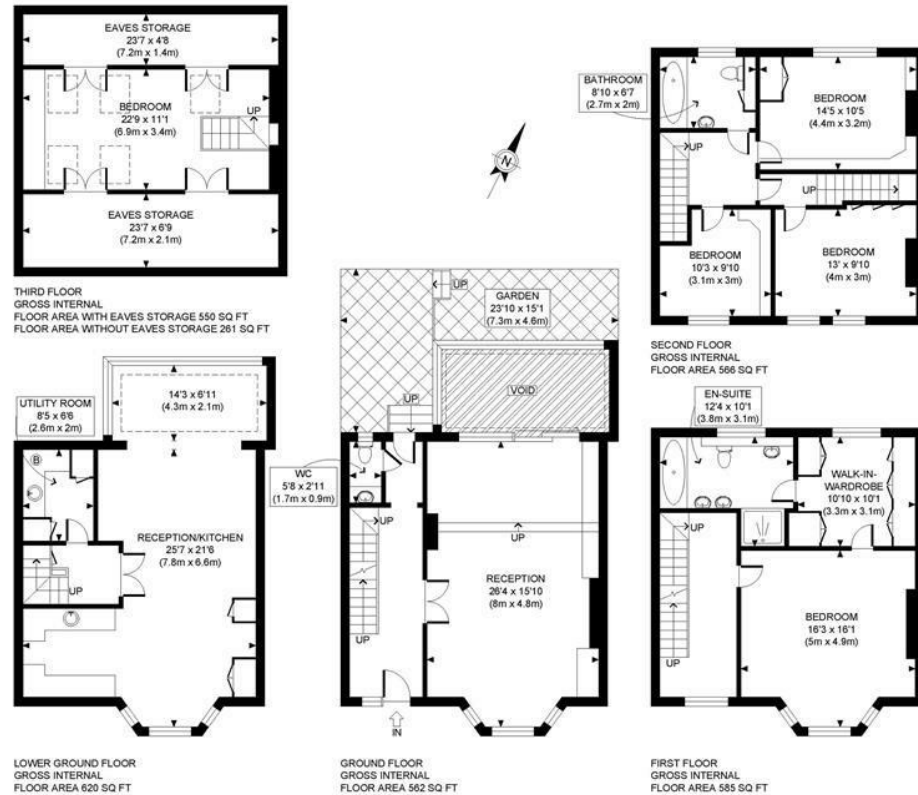
**SUBJECT TO CONTRACT**











APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2883 SQ FT/ 268 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2594 SQ FT/ 241 SQM

**PROPERTY PHOTO 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.