



Beauclerc Road W6



# Beauchlerc Road W6

**5 DOUBLE BEDROOMS**  
**DOUBLE RECEPTION**  
**FULL WIDTH KITCHEN/BREAKFAST ROOM**  
**2 BATHROOMS**  
**GUEST CLOAKROOM**  
**GOOD CELLAR & EAVES STORAGE**  
**GARDEN**  
**EPC RATING C 69**  
**COUNCIL TAX BAND G**

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A substantial extra wide 5 bedroom 2 bathroom Victorian terraced house with very good living/entertaining space on the ground floor and a wonderful southerly garden. The double reception has a bay window to the front, 2 feature marble fireplaces with shelving and dwarf cupboards and a stripped wood floor and flows naturally into the full width kitchen/breakfast room which has a travertine tiled floor, central island, part conservatory style glassed over the side return and 2 sets of sliding doors onto the pretty garden. The enchanting garden is initially decked and then planted with shrubs and enjoys a fabulous open aspect. There is access to excellent and effectively full width cellar storage from the hall. There are 5 good size bedrooms, 2 bathrooms and a study on the upper floors. This well presented and well configured family home of approximately 2,800 sq ft has a great feel and is flooded with light throughout. Whilst the property appears to be in very good order throughout there is scope to cosmetically update to one's own taste and style if so required.

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**PRICE GUIDE £2,750,000**  
**FREEHOLD**

**SUBJECT TO CONTRACT**

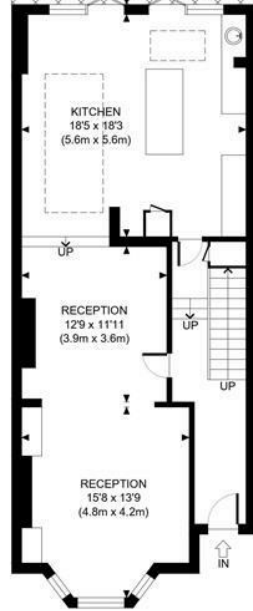




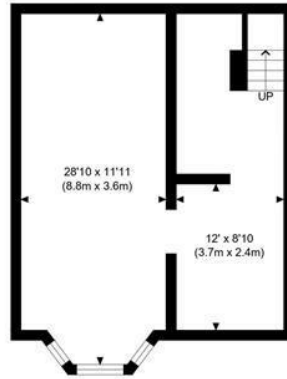




BEAUCLERC ROAD, W6



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 834 SQ FT



BASEMENT  
GROSS INTERNAL  
FLOOR AREA 580 SQ FT



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES STORAGE 384 SQ FT  
FLOOR AREA WITHOUT EAVES STORAGE 303 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 653 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 631 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE AND BASEMENT: 3082 SQ FT/ 286 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE AND BASEMENT: 2421 SQ FT/ 225 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.