



Luxemburg Gardens W6



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**5/6 DOUBLE BEDROOMS**  
**DOUBLE RECEPTION**  
**RECEPTION 2**  
**KITCHEN/BREAKFAST ROOM**  
**DINING AREA**  
**3 BATHROOMS (1 EN SUITE)**  
**UTILITY**  
**GARDEN**  
**EPC RATING D 67**  
**COUNCIL TAX BAND H**

A handsome 5/6 bedroom 3 bathroom family house offering spacious and flexible accommodation over 4 floors and a lovely private garden. There is a double reception on the ground floor with a bay window to the front, stripped wood floor and 2 feature marble fireplaces. The rear of this room opens into both a dining area with glassed roof and floor to ceiling window to the garden and also into the kitchen/breakfast room which has a slate floor and atrium-style double height glass window to the pretty garden which is initially paved and then lawned. There is access to a utility area and cellar storage from this floor. There are 5/6 double bedrooms and 3 bathrooms on the upper floors including the generous full width principal suite which occupies the 2nd floor with 3 sash windows to the front, marble feature fireplace and large en suite bathroom. This substantial and big boned house of approximately 2972sq ft is excellently located just off Brook Green and enjoys wonderful open aspects to both the front and rear. There is ample scope to upgrade and extend the loft space, create a pod and excavate the basement (subject to the usual planning consents) as others have done on the street.

Having only been owned by three families since it was first constructed in the 1880s, this is a rare opportunity since it is being marketed for the first time in 34 years.

**PRICE GUIDE £3,350,000**  
**FREEHOLD**  
**SUBJECT TO CONTRACT**









LUXEMBURG GARDENS, W6



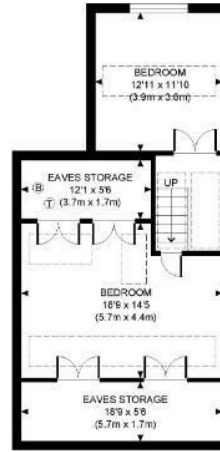
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 844 SQ FT



BASEMENT  
GROSS INTERNAL  
FLOOR AREA 150 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 701 SQ FT



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES STORAGE 655 SQ FT  
FLOOR AREA WITHOUT EAVES STORAGE 465 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 779 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 3129 SQ FT/ 291 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2839 SQ FT/ 273 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.