



Melrose Terrace W6

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**6 Bedrooms * 2 Receptions
Full Width Kitchen/Breakfast/Family
Room * Media/Playroom/Reception 2
5 Bathrooms (2 En Suite) * Gym
Utility Room * Westerly Garden
EPC Rating TBC * Council Tax Band G**

A truly sensational 6 bedroom 5 bathroom Victorian house which has been meticulously refurbished and extended to exacting standards with fantastic living/entertaining space on both the ground and lower ground floors and a lovely secluded westerly garden.

The elegant formal reception is to the front with the rear area serving as a wonderful and generous vestibule which is open to the stairs and also provides ample storage for coats/boots. Steps lead down into the custom built full width deVOL kitchen/breakfast/family room with Crittall doors opening onto the walled westerly garden which is initially paved with planted borders at the rear. The lower ground floor has been fully excavated from front to back to create a fantastic, high-ceilinged family/media/playroom to the front with superb built-in joinery/storage. A second discreet staircase links the kitchen/breakfast/family room to the lower ground floor which enhances the flow and connection of these 2 floors. There is also a utility room, shower room and gym on this level. There are 5 double bedrooms, a single/study and 5 bathrooms on the upper floors including the impressive principal bedroom suite which occupies the entire first floor. This truly magnificent family house has been cleverly and thoughtfully configured and simply delights in every way!

**GUIDE: £3.35M
FREEHOLD**

SUBJECT TO CONTRACT









Approximate Gross Internal Area 3,023 Sq Ft/281 Sq M



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