



Sulgrave Road W6



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5/6 BEDROOMS

DOUBLE RECEPTION

FULL WIDTH KITCHEN/BREAKFAST ROOM

STUDY/BEDROOM 6

2 BATHROOMS (1 EN SUITE)

2 GUEST CLOAKROOMS

UTILITY ROOM

SOUTHERLY GARDEN & ROOF TERRACE

EPC RATING C

COUNCIL TAX BAND G

A truly fabulous 5/6 bedroom natural 4 storey Victorian terraced house with excellent and deep living / entertaining space on the ground floor and a very good southerly garden and a roof terrace. The elegant double reception has a bay window to the front, 2 feature fireplaces and leads naturally into the full width kitchen/breakfast/family room with custom-built kitchen. French doors and windows open onto the fabulous 54' southerly garden which is initially paved then lawned. There is a guest cloakroom room on this floor and access to cellar storage. There are 5/6 generous bedrooms on the upper floors, 2 bathrooms, a study / bedroom 6, a further guest cloakroom and utility room. A wonderful guest bedroom suite occupies the top floor with en suite bathroom. This fantastic property of approximately 2,445 sq ft has been extended, interior designed and refurbished to exacting standards throughout, is flooded with light, has abundant built-in storage and can be moved into without further expense. There is also planning permission in perpetuity to excavate a full basement (from front to back) recreating the very deep and big ground floor space.

PRICE GUIDE £2,695,000
FREEHOLD

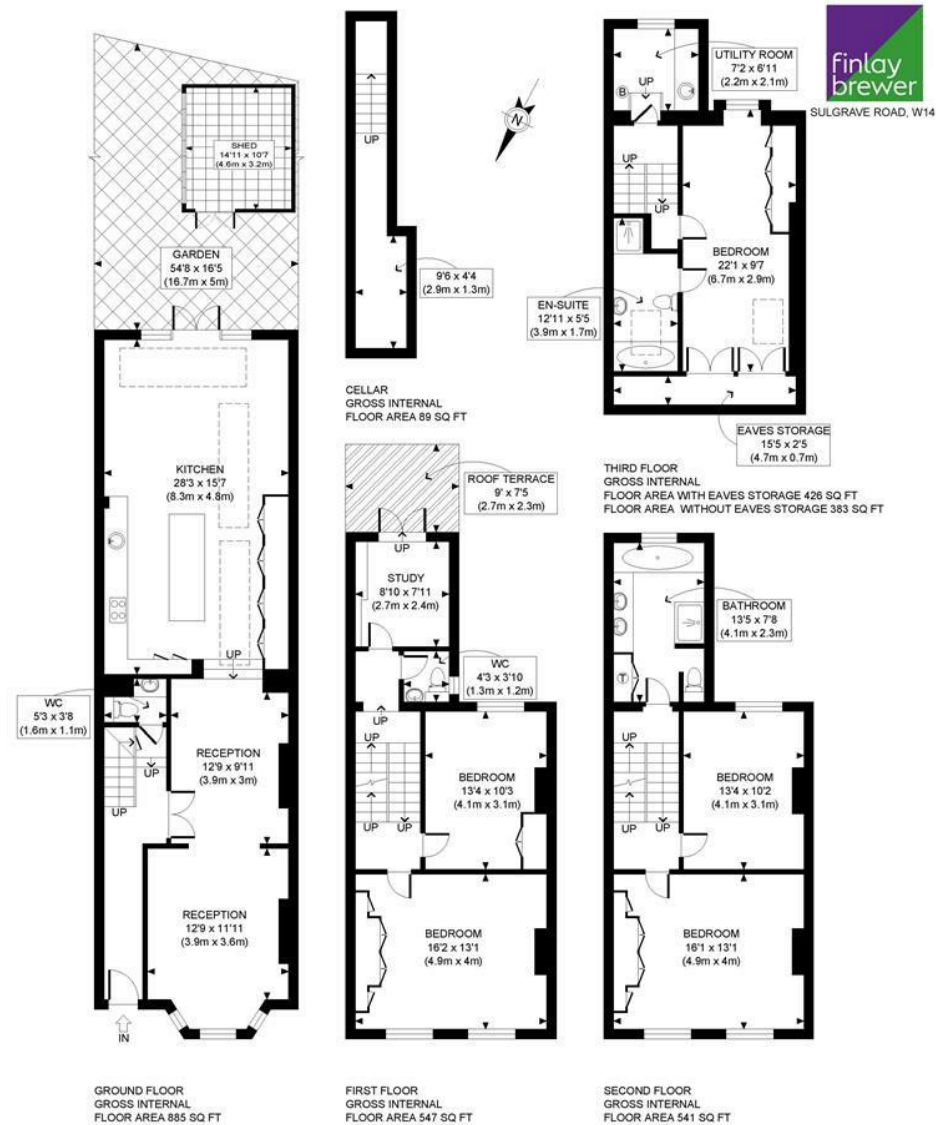
SUBJECT TO CONTRACT











APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2488 SQ FT/ 231 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2445 SQ FT/ 227 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.