



Luxemburg Gardens W6



Luxemburg Gardens W6

6 DOUBLE BEDROOMS
DOUBLE RECEPTION
FULL WIDTH KITCHEN/BREAKFAST ROOM
4 BATHROOMS (2 EN SUITE)
GUEST CLOAKROOM
UTILITY ROOM
WALLED GARDEN
EPC RATING D 67
COUNCIL TAX BAND H

A truly sensational 6 double bedroom Victorian terrace house with excellent living/entertaining space on the ground floor and a wonderful private garden which enjoys an open aspect. The double reception on the ground floor has a feature fireplace, shuttered bay window to the front and custom-built cupboards. The rear part of the reception has a Crittall-style glass wall to the elegant hallway. A glass door leads into the full-width kitchen/breakfast room which has a glass roof above the side return and exposed brick wall on one side with the bespoke kitchen units along the opposite wall complete with integrated Gaggenau appliances, a full height integrated wine cellar/fridge and Italian marble topped island and work surfaces. There is also a pretty, wide picture window to the rear of the kitchen onto the garden with a cushioned window seat. The private walled garden is initially paved and then 'London-lawned'. The lower ground floor has been part excavated to provide a generous double bedroom with fully tiled en suite shower room; coat cupboard and utility room. There are 5 double bedrooms, 3 bathrooms and a guest cloakroom on the upper floors including the fabulous principal suite which occupies the first floor and is replete with an abundance of floor to ceiling custom-built wardrobes, dressing area and en suite shower room. This big boned and substantial house of approximately 3075sq ft has a wonderful feel and oozes cool elegance throughout!

PRICE GUIDE £4,250,000

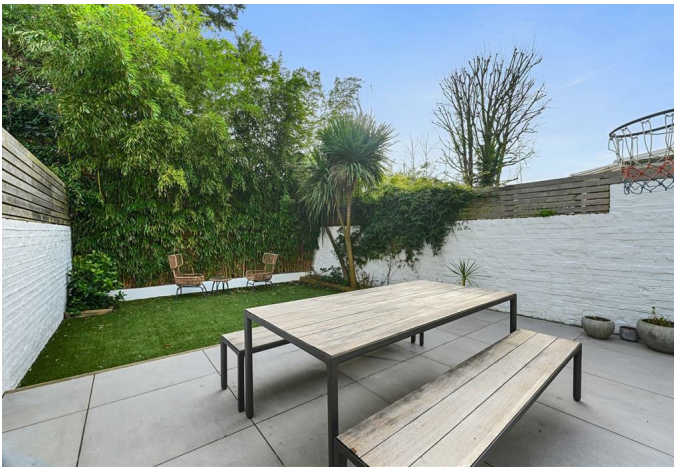
SUBJECT TO CONTRACT





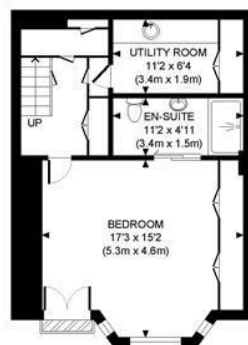








SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 643 SQ FT



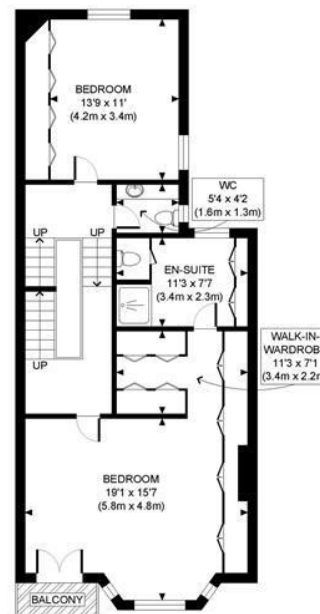
LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 494 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 917 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 405 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 311 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 814 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 3273 SQ FT/ 304 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 3179 SQ FT/ 295 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.