



Cromwell Grove W6

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4 BEDROOMS

DOUBLE RECEPTION

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

STUDY

BOOT ROOM/CLOAKROOM

UTILITY ROOM & WALK-IN PANTRY

WALLED GARDEN

USEFUL SIDE ACCESS

EPC RATING D 57

COUNCIL TAX BAND G

A beautifully presented and substantial 4 bedroom Victorian end of terrace house with excellent living/entertaining space over 2 floors and a good garden. The elegant double reception is accessed via double pocket doors from the entrance hallway and has a feature fireplace and shuttered bay window to the front and a 2nd fireplace, a wall of built-in book shelving and sash window to the rear. The ground floor has herringbone wood floor throughout. The staircase is to the rear of the property and there is a useful coat/boot room/cloakroom on the half landing to the rear of the ground floor. Stairs lead down to the lower ground floor which has been excavated from front to back to create a wonderful kitchen/breakfast/family room with the custom-built kitchen position to the front with an island, marble worktops and abundant built-in storage and integrated appliances. There is also a useful walk-in pantry and utility room/guest cloakroom to the front of the kitchen. The dining area is in the middle and the family room is to the rear with floor to ceiling sliding glass doors onto the garden which enjoys an open aspect and is initially paved with a central stone stairway leading up to the raised walled and lawned area. There is also useful side access to this floor and bike storage. There are 4 bedrooms, 2 bathrooms and a study/bedroom 5 on the upper floors including the sensational principal bedroom suite which occupies the whole of the 1st floor with full width bedroom to the front with bay and sash windows with a walk-in dressing room and generous en suite bathroom with separate shower cubicle behind. There is a very useful walk-in loft storage space which offers potential to create another bedroom with shower room if required and subject to the usual permissions. This elegant, big-boned property of approximately 2,570 sq ft has been refurbished to exacting standards, has a wonderful feel and can be truly moved into without further expense.

PRICE GUIDE £2,700,000

FREEHOLD

SUBJECT TO CONTRACT



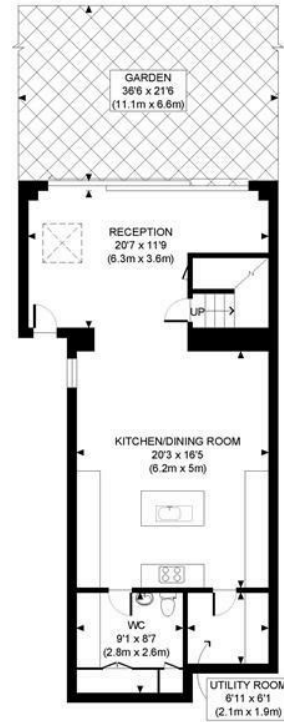




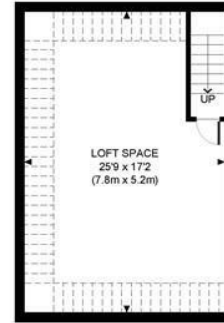




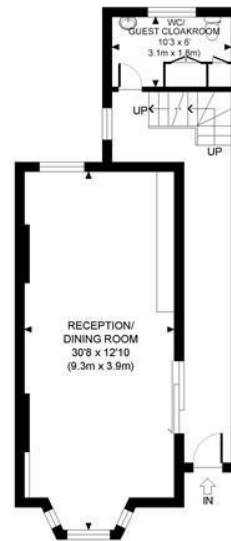
CROMWELL GROVE, W6



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 737 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 442 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 632 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 563 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 637 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA EXCLUDING LOFT SPACE: 2569 SQ FT/ 239 SQM
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING LOFT SPACE: 3011 SQ FT/ 280 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.