

**Poplar Grove W6**



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**3 BEDROOMS**

**RECEPTION / KITCHEN / BREAKFAST ROOM**

**RECEPTION 2**

**SUN ROOM / RECEPTION 3**

**3 BATHROOMS (ALL EN SUITE)**

**GUEST CLOAKROOM**

**2 TERRACES & BALCONY**

**EPC RATING A 95**

**COUNCIL TAX BAND D**

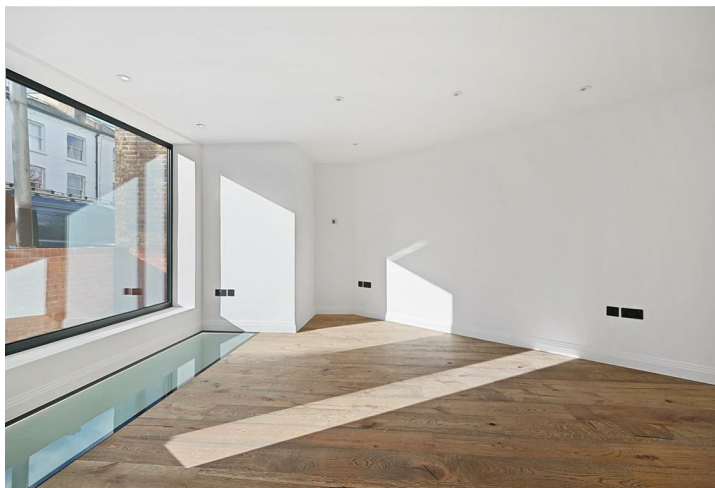
A highly individual 3 double bedroom architecturally-designed house with flexible living/entertaining space over 2/3 floors and a fabulous roof terrace with far-reaching views.

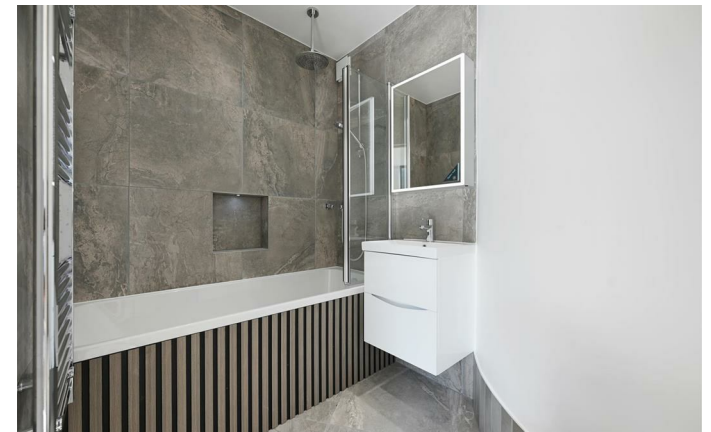
The lower ground floor has been fully excavated to create an uber contemporary kitchen/breakfast/ living space which has been essentially opened from front to back with a concealed utility room, excellent storage and plant room. There is access to a small enclosed outside area between the kitchen/breakfast/living space and the ground floor reception. There is also a guest cloakroom on the ground floor. There are 3 bedrooms, 3 bathrooms and a study area on the upper floors including the impressive principal bedroom suite which occupies the entire second floor with walk-in wardrobe and en suite shower room and a feature 'picture window' with wonderful open views over Melrose Terrace and Poplar Grove. The third floor has a wonderful sun room / reception 3 which is flooded with light with full width glass sliding doors opening onto a fabulous decked roof terrace with a smaller terrace to the rear.

This ultra unique new build of approximately 2000 sq ft has a fantastic feel, occupies an enviable position on this sought-after, tree-lined residential road and has been finished to exacting standards throughout.

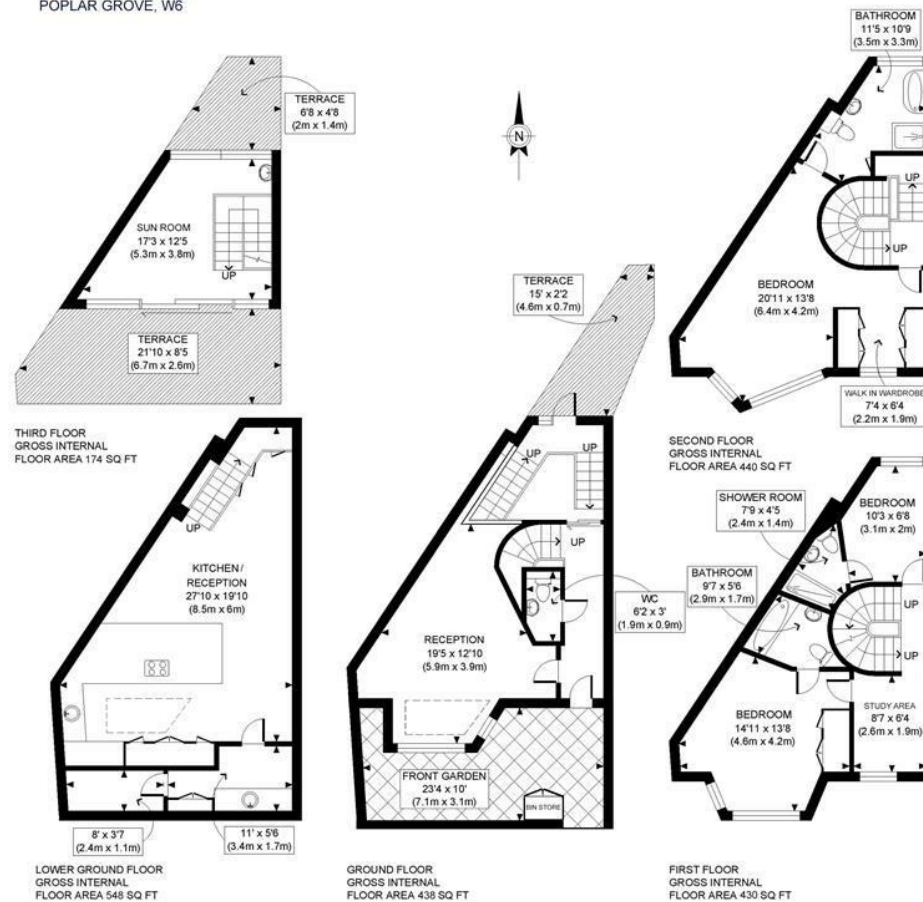
**PRICE GUIDE £1,975,000**  
**FREEHOLD**

**SUBJECT TO CONTRACT**









APPROX. GROSS INTERNAL FLOOR AREA: 2030 SQ FT/ 188 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.