



Black Lion Mews W6

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5 BEDROOMS

OPEN PLAN LIVING/ENTERTAINING ROOM

KITCHEN

2 BATHROOMS (1 ENSUITE)

STORAGE

SOUTHERLY GARDEN

SUMMER HOUSE

PRIVATE OFF-STREET PARKING

EPC RATING D 61

COUNCIL TAX BAND C

A fabulous 5 bedroom end of terrace house situated within a modern gated mews development with very good living/entertaining space, a southerly walled garden and private off-street parking. The entrance lobby opens into a wide open reception with French doors to the paved garden where there is also a useful summer house. The kitchen/breakfast room is to the front of the property with abundant storage and integrated appliances. Glazed partitions create separation from the rest of this floor, where there is also a useful utility room and additional storage. There are 5 bedrooms and 2 bathrooms on the upper floors including the principal bedroom suite with en suite shower room. There is also extensive eaves storage.

This well-configured, lateral house of approximately 1,577 sq feet is flooded with light and located within the St Peters Conservation Area. It is ideally located on the Hammersmith/Chiswick borders and within walking distance of the amenities of King Street, Hammersmith as well as Chiswick High Road. Additionally Ravenscourt Park, The Thames riverside and the transport hub at Hammersmith Broadway are also nearby together with a selection of well-respected state and private schools.

PRICE GUIDE £1,675,000
FREEHOLD

SUBJECT TO CONTRACT

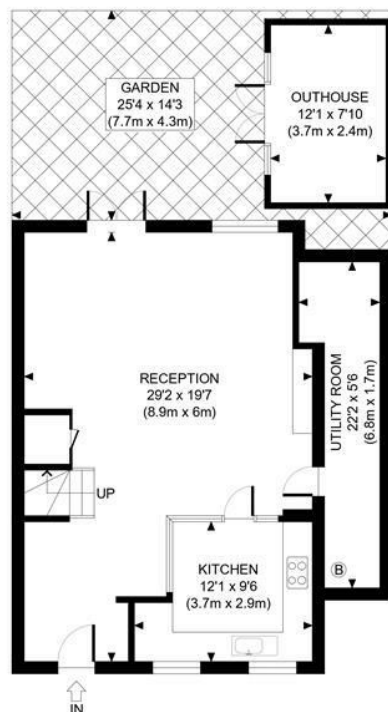




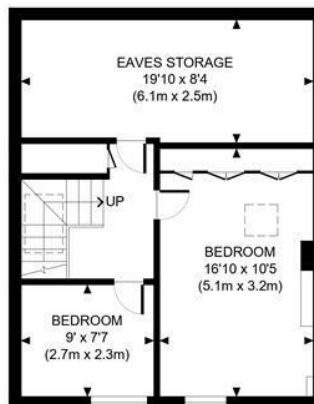




BOLINGBROKE ROAD, W14



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 670 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 507 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 337 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 570 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE/EAVES STORAGE: 1842 SQ FT/ 171 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE/EAVES STORAGE: 1577 SQ FT/ 147 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.