



Batoum Gardens W6





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**6 DOUBLE BEDROOMS**

**3 BATHROOMS (2 EN SUITE)**

**KITCHEN**

**DINING AREA**

**FULL WIDTH RECEPTION**

**WALLED GARDEN**

**MEDIA/PLAYROOM**

**UTILITY AREA | GUEST CLOAKROOM**

**EPC RATING: D 62**

**COUNCIL TAX BAND G**

A substantial 6 bedroom Victorian terraced house with exceptional living/entertaining space on the ground floor and a large garden. The ground floor has been opened up from front to back with a custom built kitchen to the front with excellent and clever storage throughout, bay window, tiled floor, a central island and integrated appliances. The kitchen leads naturally into the dining area with the fabulous full width reception beyond. The reception has bespoke built in shelving and cupboards, herringbone wood floor extending to the dining area and floor to ceiling glass sliding doors to the wonderful walled garden which is initially paved and then 'London' lawned. There is access to the lower ground floor which has been part excavated to create a media/playroom, guest cloakroom and utility room. There are 6 bedrooms and 3 bathrooms on the upper floors including the fantastic principal bedroom suite of dressing area and en suite shower room which occupies the entire first floor. There is also good eaves storage. This beautifully presented house has a fabulous contemporary feel, offers truly flexible living space, is flooded with light and can be moved into without further expense.

**PRICE GUIDE £2,750,000**

**FREEHOLD**

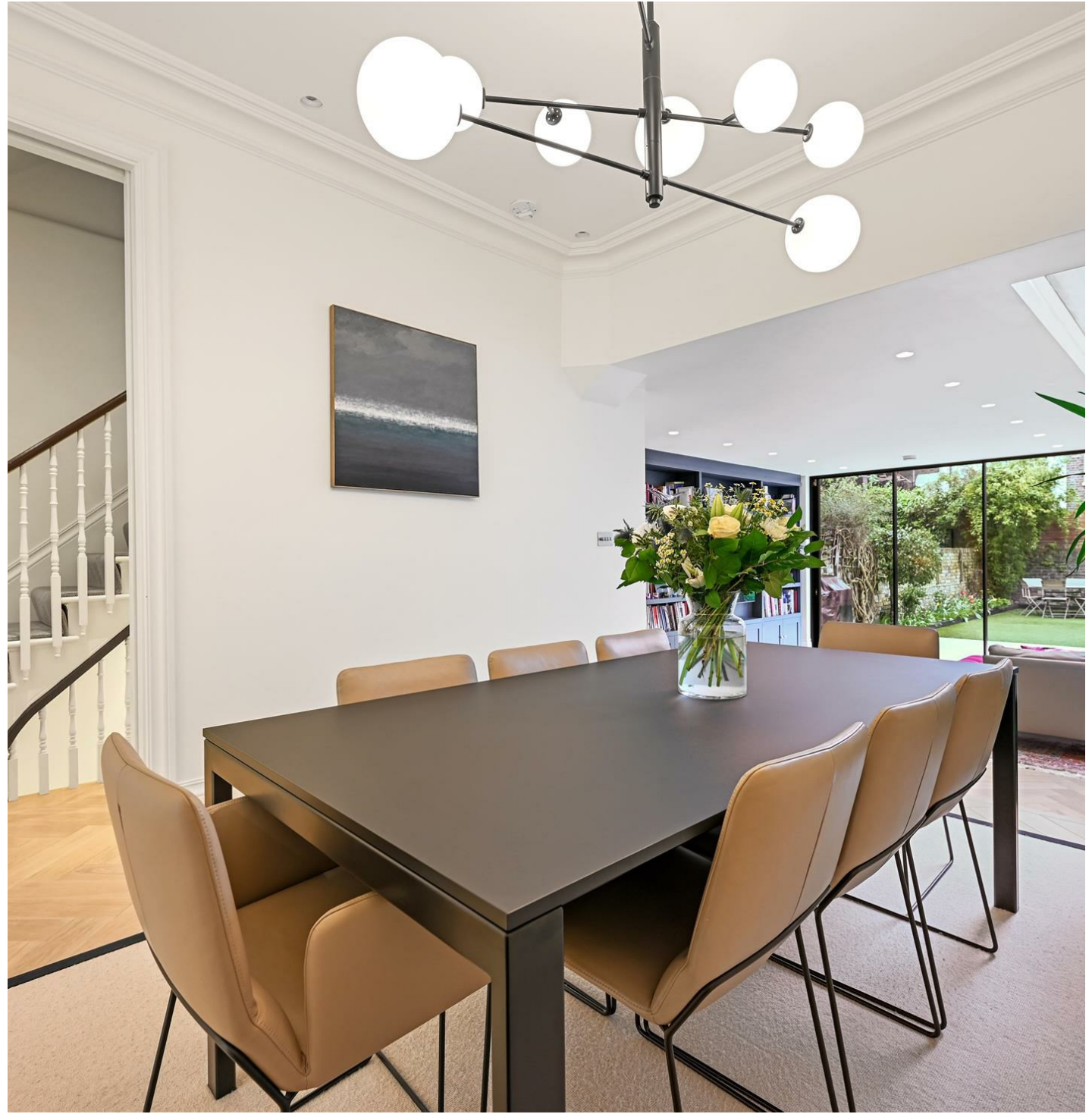
**SUBJECT TO CONTRACT**





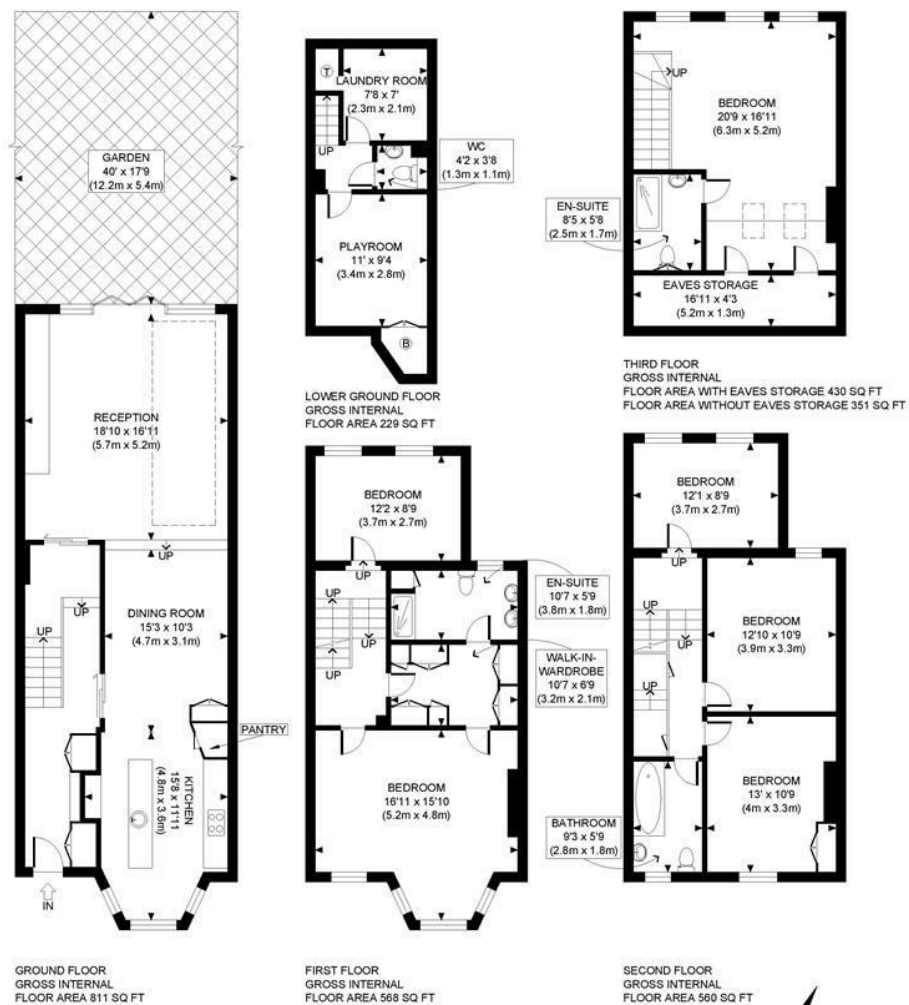












APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2598 SQ FT/ 241 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2519 SQ FT/ 234 SQM

**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.