



Lena Gardens W6

finlay  
brewer

# Lena Gardens W6

**4/5 BEDROOMS**

**DOUBLE RECEPTION**

**KITCHEN/DINING/FAMILY ROOM**

**3 BATHROOMS (& 2 GUEST CLOAKROOMS)**

**PAVED GARDEN & DECKED ROOF TERRACE**

**STUDY ROOM/BEDROOM 5**

**TATAMI ROOM**

**GUEST CLOAKROOM**

**EPC RATING C 73**

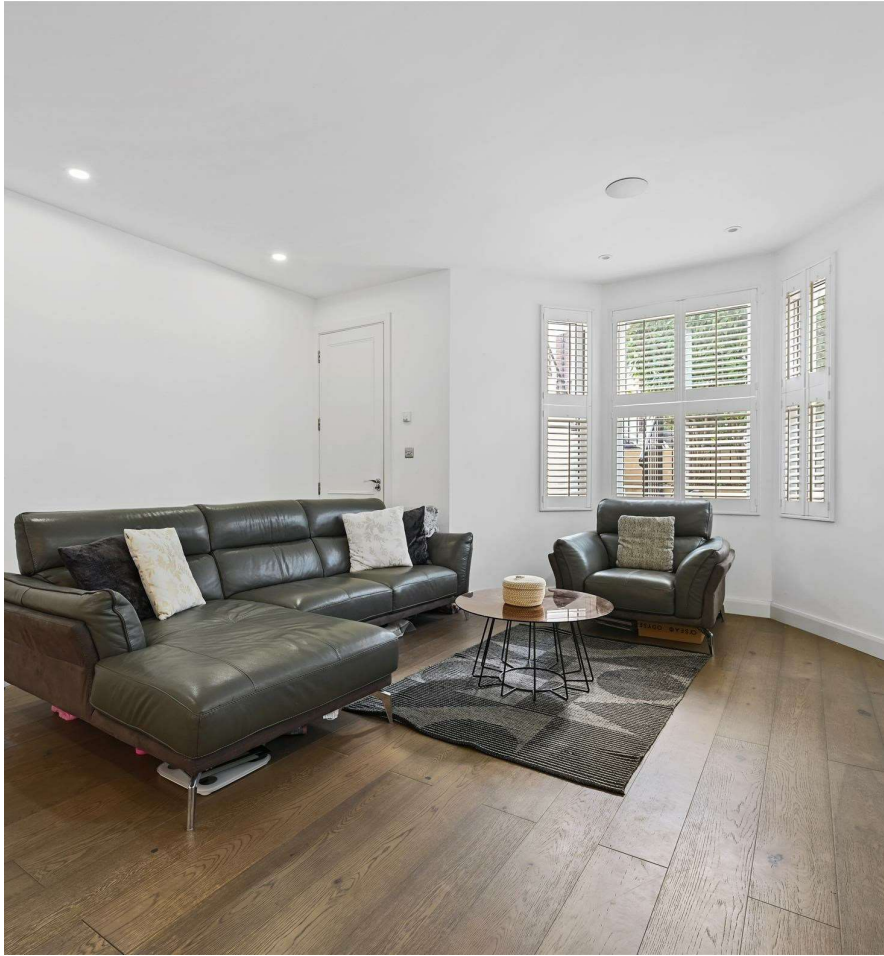
**COUNCIL TAX BAND G**

A 4/5 bedroom Victorian terraced house with good living/entertaining space over the raised ground and lower ground floors, a generous paved garden and decked roof terrace. The lower ground floor, which has its own entrance and underfloor heating, has been opened from front to back creating a wonderful open plan kitchen/dining/family room with the family area to the front with bay window; the kitchen to the centre with marble topped central island and the dining area to the rear where there are glass sliding doors to the garden which is initially paved with steps up to a raised paved area with mature shrubs and trees. There is also a guest cloakroom on this floor and good built in storage as well as a utilities area under the stairs to the front. There is a tatami room and reception on the raised ground floor which can be separated into 2 rooms by pocket doors if required. There is a shuttered bay window to the front with Limestone fireplace and a sash window to the rear of the room together with an opaque glass window to the hallway. There is a bedroom and shower room to the rear of this floor. There are 4 further bedrooms, 2 bathrooms, a study/bedroom 4 and guest cloakroom on the upper floors including the principal bedroom suite which occupies the entire top floor with 2 sash windows to the rear, 2 velux windows to the front, built-in wardrobes and en suite bathroom. There is also access to the decked roof terrace from the 2nd half landing. This substantial and well presented property of approximately 2,270 sq ft provides very good and flexible accommodation and can be moved into without further expense.

**PRICE GUIDE £2,295,000**  
**FREEHOLD**

**SUBJECT TO CONTRACT**

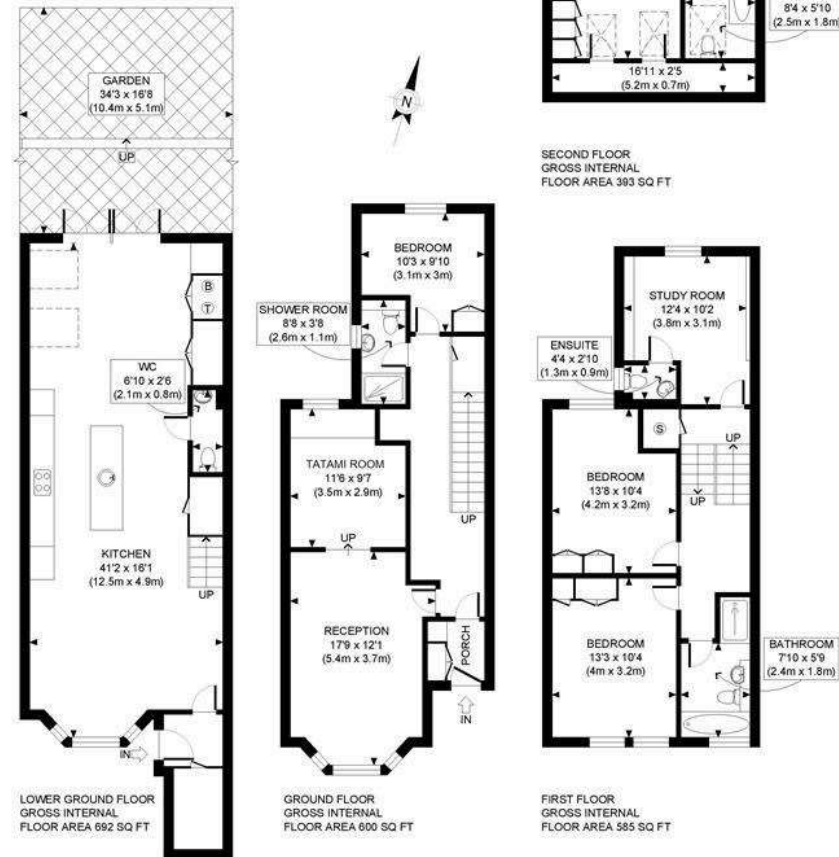








LENA GARDENS, W6



APPROX. GROSS INTERNAL FLOOR AREA: 2270 SQ FT/ 211 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