



Sulgrave Road W6



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**5 BEDROOMS**

**DOUBLE RECEPTION**

**KITCHEN/DINING ROOM**

**3 BATHROOMS (2 EN SUITE)**

**MASTER BEDROOM SUITE WITH DRESSING ROOM**

**INTERIOR DESIGNED**

**2 BALCONIES**

**DECKED GARDEN**

**EPC RATING: C 75**

**COUNCIL TAX BAND: G**

A truly wonderful, interior designed, 4/5 bedroom Victorian terraced house with very good living/entertaining space on the ground floor and a decked garden which enjoys a lovely open aspect and a balcony to the top floor bedroom suite.

The elegant double reception is to the front of the ground floor and has a bay window and French doors to the lightwell. The full-width contemporary kitchen/breakfast room has excellent built-in storage, integrated appliances and a pitched glass roof; bi-fold doors open onto the decked garden. There are 4/5 bedrooms, 3 bathrooms and a study/bedroom 5 on the upper floors including the fabulous full-width 2nd floor principal bedroom suite on the second floor which has 2 large sash windows to the front and double pocket doors which open into the dressing room with a generous en suite bathroom beyond. This very well presented and configured property of approximately 1991 sq ft has excellent storage throughout and can be moved into without further expense.

**PRICE GUIDE £2.1M**  
**FREEHOLD**

**SUBJECT TO CONTRACT**









## Sulgrave Road, W6

Approximate Gross Internal Area 185 sq m / 1991 sq ft  
(Excluding Eaves Storage of Approximately 6 sq m / 65 sq ft)  
(Excluding Patio of Approximately 3 sq m / 32 sq ft)



Floor Plan produced for Finlay Brewer by Mays Floorplans ©. Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable  
This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.