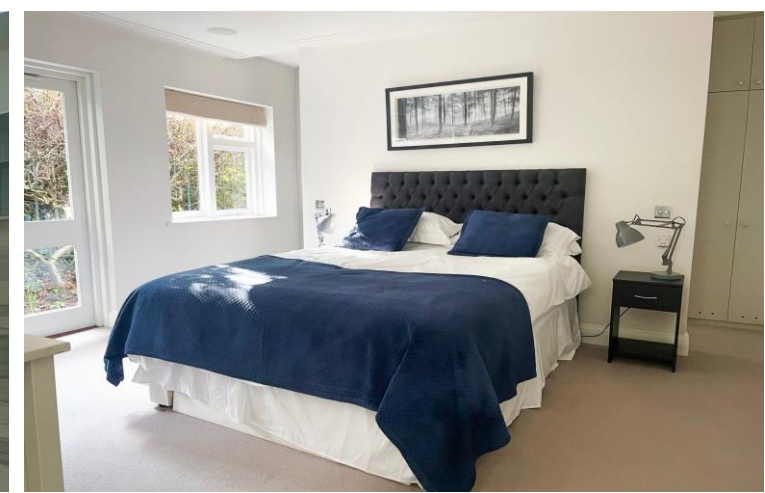




Margravine Gardens  
Barons Court, W6

CHESTERTONS









A unique detached property with planning permission to extend the footprint significantly by over 1700 square feet.

In its current lay-out, the property extends to just shy of 3200 square feet, including an open kitchen/dining space, with separate reception, four bedrooms and four bathrooms. There is also an existing basement space, underneath the entirety of the garden, which can be used for a variety of purposes including the entertainment of guests year round. The property also boasts the rarely found ability for off-street parking, accessed via a gated side entrance to the front garden.

North Lodge is tucked away on a quiet street, Margravine Gardens, just a short walk from Barons Court & West Kensington tube stations. The property is in an open and green setting being located on the edge of Margravine Cemetery which has a stunning tree line. It is also a short walk to the world famous Queens Tennis Club, renowned for its' pre Wimbledon tournament yearly.

- Detached cottage style home
- Gated access, off-street parking
- Four bedrooms, four bathrooms
- Planning to extend: 2017/02174/FUL

Asking Price £3,250,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Local Authority:** London Borough Of Hammersmith & Fulham

**Council Tax Band:** E

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**North Lodge,  
Margravine Gardens, W6**  
Approximate gross internal area  
289.66 sq m / 3118 sq ft  
(Excluding Storage)

Key:  
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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