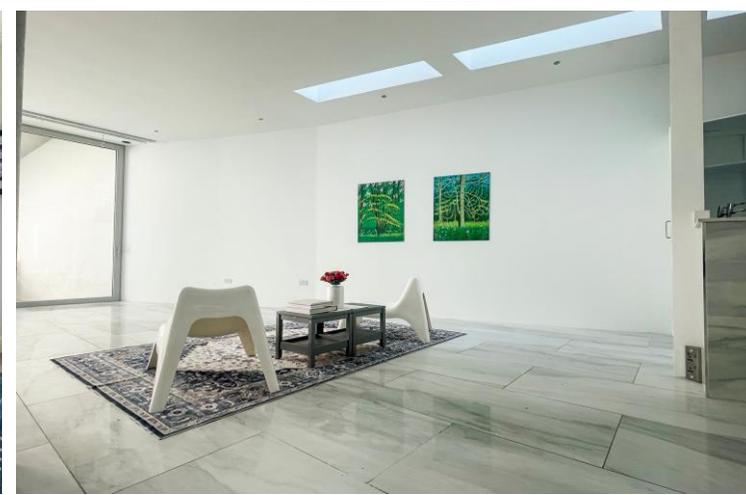




Margravine Gardens  
Barons Court, W6

CHESTERTONS





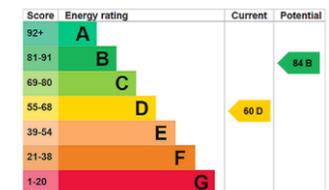
A unique detached property with planning permission to extend the footprint significantly by over 1700 square feet.

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



**Tenure:** Freehold

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

**Council Tax Band:** E

*Chestertons Fulham Munster Road Sales*

191 Munster Road  
London  
SW6 6BY

fulham@chestertons.co.uk

020 7471 2020

chestertons.co.uk

**North Lodge,  
Margravine Gardens, W6**  
Approximate gross internal area  
288.66 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

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable