



Margravine Gardens
Barons Court, W6





This superb semi-detached family home is perfectly designed to accommodate modern family living. It extends to c. 2,200 sqft across three floors of living accommodation.

Bay-fronted on the first and second floors, you are welcomed into an entrance porch space, ideal for storage of shoes and coats before moving through to the west facing reception room, which is wonderfully light and has a formal living area and television area. To the rear of the reception room lies a magnificent kitchen, dining and family lounge area. The kitchen, designed by Laura Gompertz, includes integrated appliances and bi-fold doors to a secluded Easygrass garden.

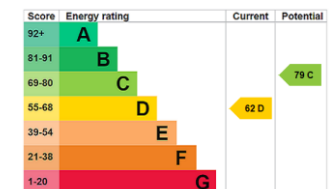
Upstairs there are four bedrooms and three bathrooms in total. The large master bedroom occupies the entirety of the top floor with a superb open plan bathroom, plenty of wardrobe space, air conditioning and access to a private roof terrace.

There is a full height cellar with plumbed in utilities, in built storage and wine racks. Subject to the necessary planning permissions, there is potential to create a basement to further increase the living accommodation. This house also benefits from a very useful side shed, perfect for bikes, garden equipment and bins.

Margravine Gardens is a quiet residential street just a short walk from Barons Court and West Kensington tube stations. It is also a short walk from the world famous Queens Tennis Club, renowned for its pre-Wimbledon tournament yearly.

- Well-appointed semi-detached family home
- Bay fronted, west facing reception
- Separate kitchen/diner, leading laterally to garden
- Striking master suite with en-suite bathroom and roof terrace adjacent
- Further three bedrooms & two bathrooms

Offers in excess of £2,000,000



Tenure: Freehold

Local Authority: Hammersmith & Fulham

Council Tax Band: G

Chestertons Fulham Munster Road Sales

191 Munster Road

London

SW6 6BY

fulham@chestertons.co.uk

020 7471 2020

chestertons.co.uk

Margravine Gardens, W6

Approximate gross internal area

201.80 sq m / 2172 sq ft

(Including Eaves Storage & Store)

Eaves Storage : 6.78 sq m / 73 sq ft

Store : 5.43 sq m / 58 sq ft

Key :
CH - Ceiling Height



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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