



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

Asking Price £1,995,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Local Authority: Hammersmith & Fulham

Council Tax Band: G

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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



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