



Batoum Gardens W6



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4/5 DOUBLE BEDROOMS
DOUBLE RECEPTION
KITCHEN/BREAKFAST/DINING ROOM
3 BATHROOMS (1 EN SUITE) & WET ROOM
STUDY/BEDROOM 3
GARDEN
EPC RATING: D 66
COUNCIL TAX BAND: G

A substantial 4/5 double bedroom Victorian mid-terrace house with generous living and entertaining space on the ground floor and a wonderful garden. The double reception features a shuttered bay window to the front, a charming fireplace and built-in bookshelves to the rear. Folding double French doors open into the full-width kitchen/breakfast/dining room with double French doors and windows leading onto a fabulous garden which is part-paved, part-lawned, and beautifully planted with mature greenery and raised beds. There is also a generous wet room off the kitchen.

Upstairs, 5 double bedrooms and 3 bathrooms (including 1 en suite) offer flexible accommodation, with the first-floor front bedroom currently styled as an elegant 2nd reception room featuring a bay and sash window, fireplace, built-in bookshelves and stripped varnished floorboards. This high-ceilinged, big-boned family house of approximately 2,100 sq ft (excluding eaves storage) offers incredible cubic space and in good order throughout.

Batoum Gardens sits at the very epicenter of Brook Green, a sought-after enclave renowned for its prestigious schools, charming independent shops and lush green spaces. Families will appreciate the excellent transport links with Hammersmith, Westfield and Kensington Olympia all within easy reach ensuring seamless connectivity across London. The exciting new Olympia development adds further appeal bringing world-class amenities and cultural vibrancy to the doorstep. This is more than just a house it's a beautifully positioned family home in one of West London's most connected and desirable neighbourhoods.

PRICE GUIDE: £2M
FREEHOLD

SUBJECT TO CONTRACT



Batoum Gardens, W6

Approximate Gross Internal Area 208 sq m / 2239 sq ft
(Including Restricted Head Height of Approximately 12 sq m / 129 sq ft)
(Excluding Eaves Storage of Approximately 13 sq m / 140 sq ft)

