



Cromwell Grove W6

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5 DOUBLE BEDROOMS

DOUBLE RECEPTION

KITCHEN / DINING ROOM

3 BATHROOMS (2 EN SUITE & 1 SHOWER ROOM)

UTILITY ROOM / CELLAR / STORAGE

GARDEN

STUDY

ROOF TERRACE

EPC RATING: E 42

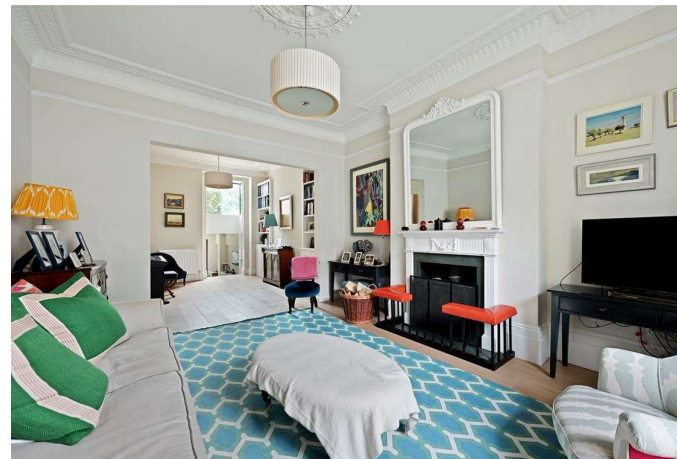
COUNCIL TAX BAND: G

A truly wonderful 5 double bedroom 3 bathroom Victorian house with excellent living/entertaining space on the ground floor and a lovely generous southerly garden. The ground floor has an elegant double reception to the front with feature fireplace which leads down into the full width contemporary and high ceilinged kitchen/breakfast room. This living/entertaining floor is flooded with light, has a great feel and naturally flows and opens onto the garden. There are 5 double bedrooms and a study on the upper floors including the fantastic principal bedroom suite which occupies the entire first floor. There is a very useful and large cellar/storage/utility area which could be further excavated like others have done on the street. This cleverly configured and very well presented family house oozes contemporary style whilst retaining many original features and can be moved into without further expense. It also occupies an excellent position on the south side of this sought after and gloriously quiet residential street.

Cromwell Grove is ideally located for the excellent private and state schools in and around Brook Green in addition to being within walking distance of the transport hubs of Hammersmith and Shepherds Bush. Westfield London and the new and very exciting Olympia London with its' many cultural, culinary and entertainment events are also nearby. A must see!

PRICE GUIDE: £2.6M

**FREE HOLD
SUBJECT TO CONTRACT**







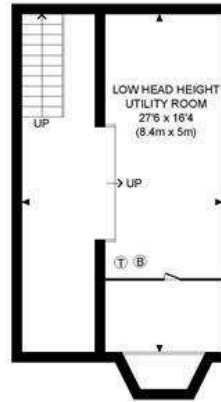




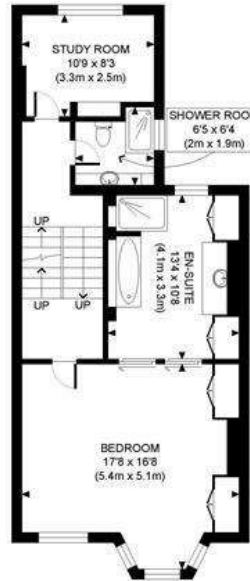
CROMWELL GROVE, W6



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 819 SQ FT



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 465 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 658 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 426 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 359 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 642 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 3010 SQ FT/ 280 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2843 SQ FT/ 273 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.