



Hammersmith Grove
W6

finlay
brewer

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4 DOUBLE BEDROOMS

RECEPTION

**KITCHEN/BREAKFAST ROOM II DINING
ROOM**

FAMILY BATHROOM II SHOWER ROOM

GUEST CLOAKROOM II UTILITY ROOM

CELLAR II DARK ROOM

SUMMER HOUSE

WALLED& DECKED GARDEN

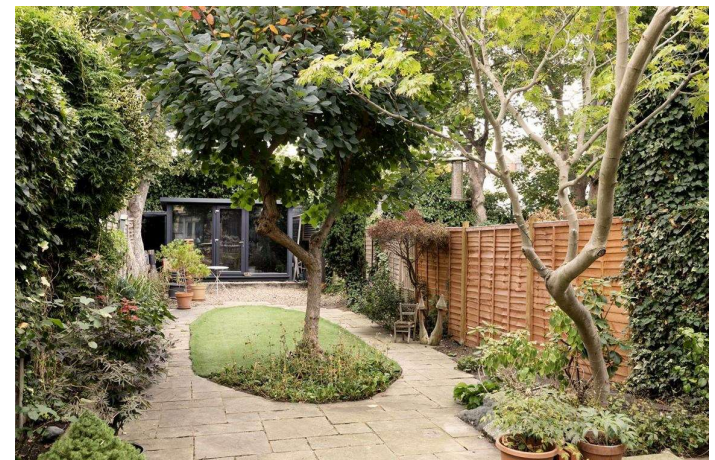
EPC RATING: C 73

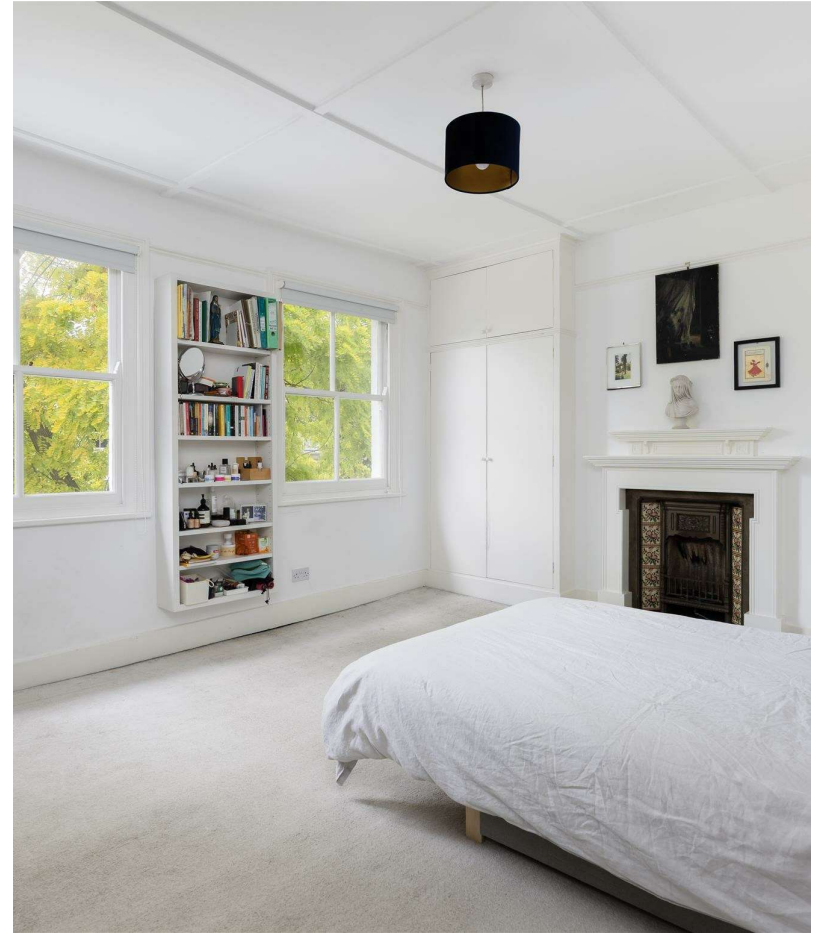
COUNCIL TAX BAND: G

A wonderful 4 double bedroom Victorian mid-terraced house with very good living/entertaining space on the ground floor and a truly fabulous 70' apx garden with a garden office. There is a high-ceilinged reception to the front with stripped original floorboards; a tall bay window with original shutters and a working feature fireplace with dwarf cupboards and shelving. There is a second reception / study behind with a marble feature fireplace; a built-in bookcase and French doors to a decked lightwell. Steps lead down from the hallway to the full-width kitchen/breakfast room which has a tiled floor; a wood burning stove and 2 sets of floor-to-ceiling Crittall-style French doors and windows which open onto the incredible garden. The walled garden is initially decked, then paved with a central lawned area and there is a useful garden office/studio at the end of the garden. There is also a guest cloakroom; a utilities/laundry cupboard and access to good cellar storage where there is a photographer's dark room. There are 4 very generous double bedrooms, a bathroom and shower room on the upper floors. This period house of approximately 2130 sq ft has a wealth of original features and a lovely feel. It also offers potential and ample scope to extend and upgrade to one's own taste and style subject to the usual planning consents.

PRICE GUIDE £2,200,000
FREEHOLD

SUBJECT TO CONTRACT





Hammersmith Grove, W6

Approximate Gross Internal Area 207 sq m / 2228 sq ft
Excluding Summer House of Approximately 8 sq m / 86 sq ft



Floor Plan produced for Finlay Brewer by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only. not to scale.
All measurements are maximum, and include wardrobes and window bays where applicable.
This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.