



Lena Gardens W6

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4/5 BEDROOMS

DOUBLE RECEPTION

FULL WIDTH KITCHEN / BREAKFAST ROOM

3 BATHROOMS (2 EN SUITE)

STUDY/BEDROOM 5

MEDIA / PLAYROOM / UTILITY ROOM

EXTRA WIDE SOUTHERLY GARDEN

USEFUL SIDE ACCESS

EPC RATING D 68

COUNCIL TAX BAND G

A handsome, wider than average end of terrace 4/5 bedroom Victorian house with excellent living/entertaining space on the ground floor and a lovely southerly secluded walled garden with side access which has extra width. The lower ground floor has been partly excavated to create a play/media room, utility with excellent storage. The elegant double reception has a feature fireplace to the front with a shuttered bay window and opens into the full width kitchen/breakfast room with French doors to the walled garden that is part paved and part lawned with mature shrubs. There is also a guest cloakroom on this floor. There are 4 double bedrooms on the upper floors including the principal suite which occupies the entirety of the first floor, 2 further bathrooms (1 en suite), a study/bedroom 5 and good eaves storage. This substantial and well presented house of approximately 2.958 sq ft, is flooded with light and has a great feel.

PRICE GUIDE: £2.7M

FREEHOLD

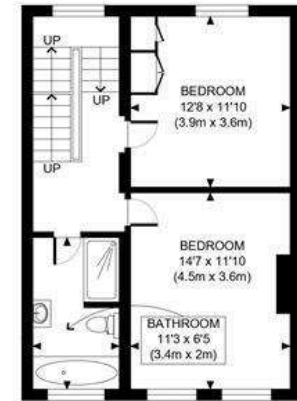
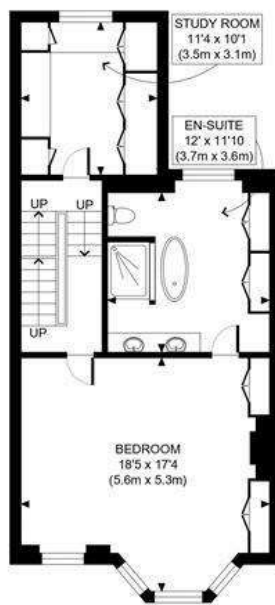
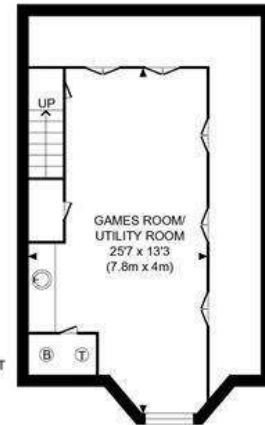
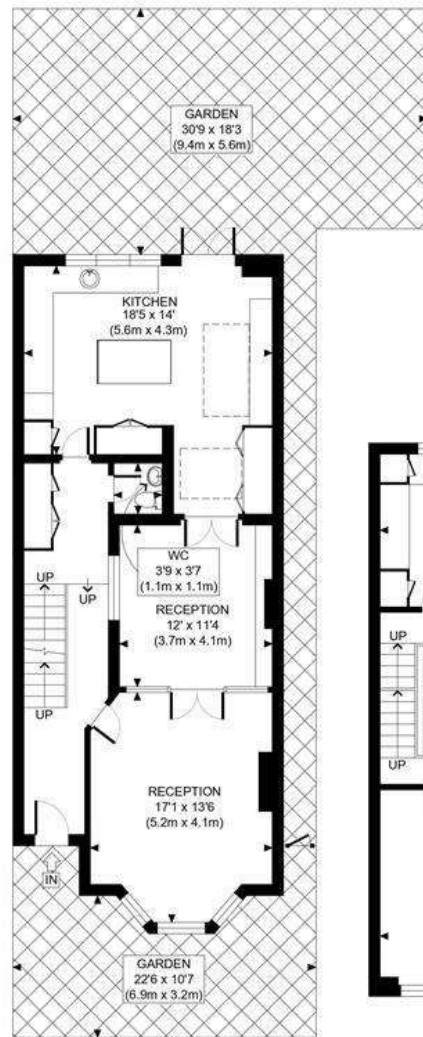
SUBJECT TO CONTRACT











APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2958 SQ FT/ 275 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2868 SQ FT/ 266 SQM



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.