



BROOKVILLE ROAD

London SW6



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Set on the ever popular Brookville Road, this beautifully presented mid terrace home blends period charm with contemporary design, to offer generous and flexible living spaces suited to a wide range of lifestyles.

   EPC
4 2 2 C

Local Authority: Hammersmith and Fulham

Council Tax band: G

Tenure: Freehold

Guide price: £1,650,000



STYLISH LIVING AND ENTERTAINING SPACES

The ground floor is centred around an elegant double reception room, with features including fireplaces and a large bay window that fills the space with natural light. These interconnected rooms offer a blend of formal entertaining and relaxed living, flowing seamlessly towards the rear of the house with direct access to the garden.

To the rear, a modern fitted kitchen is stylishly arranged with ample cabinetry and work surfaces, opening into a well-defined dining area that is equally suited to everyday living and entertaining, with direct access to the garden. The garden provides a welcoming outdoor retreat for alfresco dining and relaxation, enhancing the connection between indoor and outdoor living.







STANDOUT PRINCIPAL SUITE WITH PRIVATE ROOF TERRACE

Across the upper floors are four well-proportioned double bedrooms, including an impressive principal bedroom suite occupying a converted loft. This space is enhanced by skylights, bespoke storage, a calm contemporary finish, an en suite bathroom, and access to eaves storage.

The remaining bedrooms are bright and inviting, each making excellent use of space and lending themselves well to a variety of uses, including family accommodation, guest rooms or home working. The bathrooms are well presented with neutral tiling and thoughtfully designed layouts, offering comfort and practicality for everyday living.

A standout feature is the exceptionally generous roof terrace, rare for the area in both its size and level of privacy. Facing north-west, it enjoys sunlight for much of the day and into the evening, as well as benefits from remaining largely unoverlooked; an unusual and highly desirable attribute for homes of this style.

Please note that the outdoor evening shots have been edited using Computer Generated Imagery and are for illustrative purposes only and not to be relied upon





A SOUGHT-AFTER RESIDENTIAL SETTING

Brookville Road is an attractive residential street, well positioned for easy access into central London while retaining a strong neighbourhood feel. The property is within convenient reach of various underground stations, providing connections across the city and making it well suited to commuting professionals as well as families. The area is well regarded for its educational provision, with a number of respected primary and secondary schools nearby, including Kensington Preparatory School.

Residents also enjoy a good choice of local cafés, independent shops and places to eat, alongside everyday amenities and nearby green spaces for recreation and relaxation. Brookville Road offers an appealing balance of connectivity, comfort and community within a consistently sought after setting.



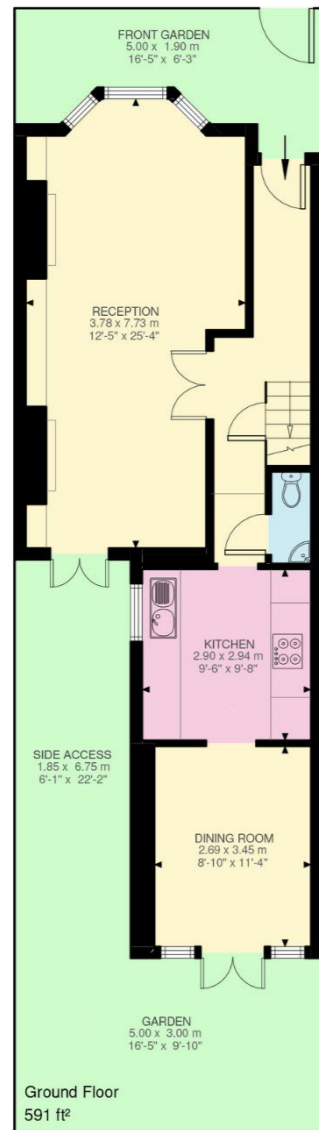


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

(Including Eaves Storage)
Approximate Gross Internal Area = 144.76 sq m / 1,558 sq ft

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