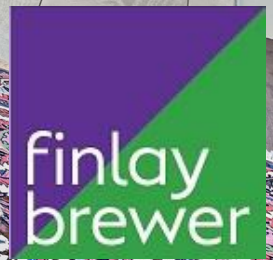




Agate Road W6



# Agate Road W6

**4 DOUBLE BEDROOMS**

**RECEPTION / LIVING ROOM**

**KITCHEN / DINING ROOM / FAMILY ROOM**

**3 BATHROOMS (2 EN SUITE & 1 SHOWER ROOM)**

**GUEST CLOAKROOM**

**CELLAR / STORAGE**

**WESTERLY GARDEN**

**INNER COURTYARD**

**EPC RATING: D 64**

**COUNCIL TAX BAND: H**

A wonderful end of terrace 4 bedroom Victorian house with excellent living/entertainment space, a full width cellar and a delightful garden with a westerly aspect. The ground floor comprises a double reception with wood floor, feature fireplace and ornate corning to the front and an impressive full width custom built kitchen/breakfast/family room overlooking the garden. The full width cellar provides excellent storage in addition to a spacious utility area. There is a generous study/double bedroom and guest cloakroom on the first floor half landing whilst the first floor is dedicated to the fantastic principal bedroom suite of double bedroom and en suite bathroom. The second floor half landing comprises a further double bedroom and bathroom whilst to the top floor is a superb second principal bedroom suite. There is an abundance of storage with bespoke built in cupboards in all the bedrooms. This wider than average Period house of in excess of 2,573 sq. ft has been meticulously refurbished to exacting standards and oozes contemporary cool throughout.

Agate Road is a tree lined residential street with the house situated on its western side close to its southern end. It is ideally located for all the retail, cultural and culinary options of Lyric Square, Hammersmith and King Street in addition to being close to the river. The excellent transport hub of Hammersmith is within 5 minute walking distance. Some of the best state and private schools are also within walking distance.

**PRICE GUIDE: £2.5M**

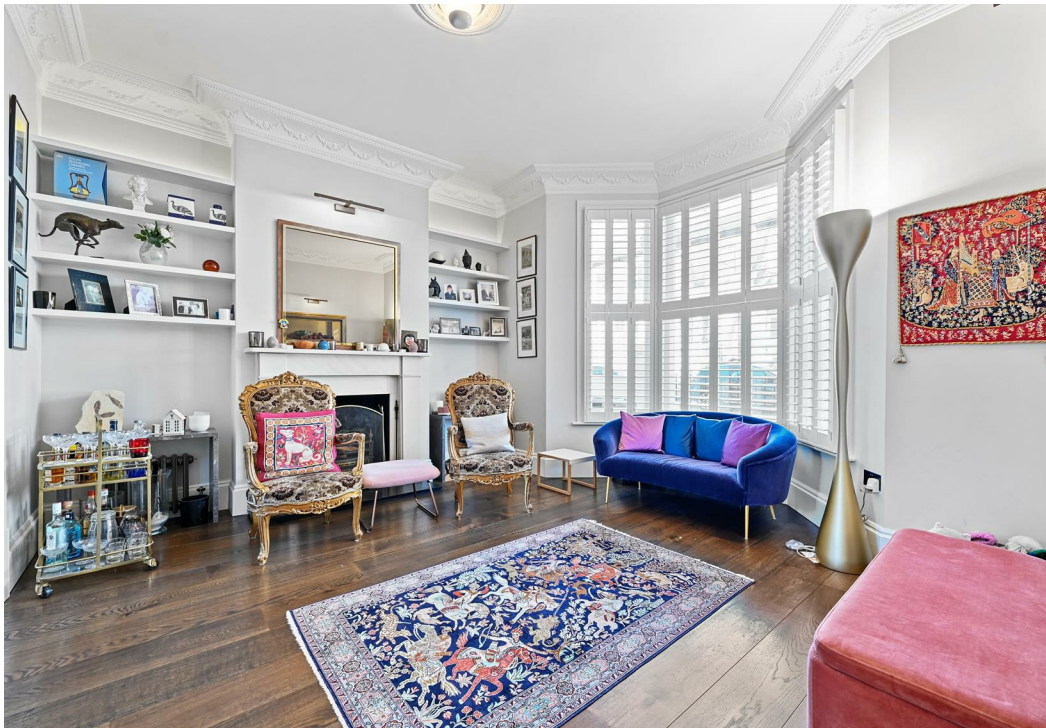
**FREEHOLD**

**SUBJECT TO CONTRACT**











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.