



Sulgrave Road W6



# Sulgrave Road W6

**2 DOUBLE BEDROOMS**

**RECEPTION**

**KITCHEN**

**2 BATHROOMS (1 ENSUITE)**

**DECKED ROOF TERRACE & JULIET  
BALCONY**

**STORAGE**

**EPC RATING C 74**

**COUNCIL TAX BAND C**

**LEASE LENGTH: 176 YRS APX**

**SERVICE CHARGE: £2200 PA APX  
(INCLUDING GROUNT RENT)**

A fabulous 2 double bedroom maisonette occupying the 2nd & 3rd floors of a handsome Victorian terraced property with a wonderful roof terrace. The reception occupies the entire 3rd floor and has impressive double height sliding doors to the sensational decked roof terrace which enjoys an open aspect and views onto Melrose Gardens. The well-equipped kitchen is on the 2nd floor where there is also a spacious bathroom which incorporates utilities. The generous full-width principal bedroom is situated to the rear of the 2nd floor and has a Juliet balcony and tiled en suite bathroom; the 2nd bedroom is to the front with a large sash window and built-in storage. This well-proportioned property of approximately 1137 sq ft has good storage throughout and features an oak staircase, air conditioning and built-in Bose speaker system.

**PRICE GUIDE £875,000  
LEASEHOLD**

**SUBJECT TO CONTRACT**









SULGRAVE ROAD, W6



### 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.