

Oxford Gate, Brook Green  
W6



# Oxford Gate, Brook Green W6

**4 BEDROOMS**

**RECEPTION**

**KITCHEN / DINING ROOM**

**2 BATHROOMS (1 EN SUITE)**

**GUEST CLOAKROOM**

**LARGE WALK-IN WARDROBE**

**GARDEN & 2 BALCONIES**

**GARAGE & OFF-STREET PARKING**

**EPC RATING C 69**

**COUNCIL TAX BAND G**

A substantial 4 bedroom terraced house with very good living/entertaining space over 3 floors, a sunny garden with mature shrubs, a garage and off-street parking, within a secure gated development just off Brook Green. The full-width kitchen/dining-room is to the rear of the ground floor with French doors and windows on to the garden, which is initially paved and then laid to gravel with raised borders and an open aspect. There is access to the garage and a guest cloakroom from the tiled entrance hall. The elegant full-width reception is to the rear of the first floor with a feature fireplace, an arched sash window and French doors onto the railed balcony. The bedroom to the front of this floor is currently used as a substantial study, and includes built-in shelving, dwarf cupboards, a sash window and a door to another railed balcony to the front. There is built-in audio across the study, reception room and dining-room, and Cat-5 Ethernet in the study and reception room. On the 2nd floor, there are 2 double bedrooms, another single bedroom currently used as a utility room, and 2 bathrooms, including the wonderful principal bedroom suite with opaque-glassed, en suite bathroom, and large walk-in wardrobe. This wonderful, well-configured property of approximately 1756 sq ft is situated within a secure gated development and commands rarity value as houses within Oxford Gate don't come to the market very often.

**PRICE GUIDE £2M**

**FREEHOLD**

**SUBJECT TO CONTRACT**



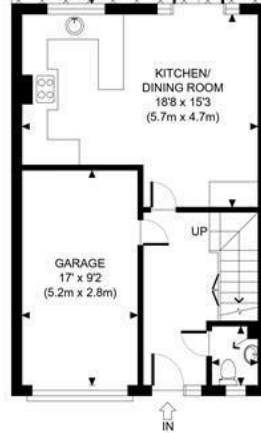








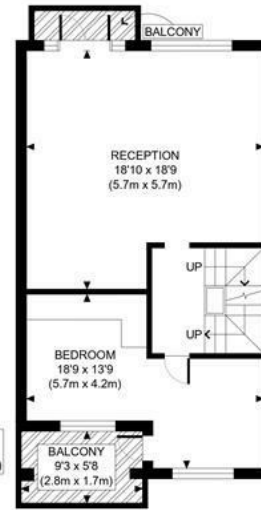
OXFORD GATE W6



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH GARAGE 548 SQ FT  
FLOOR AREA WITHOUT GARAGE 381 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 627 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 581 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1756 SQ FT/ 163 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1589 SQ FT/ 148 SQM

**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.