



Cromwell Grove W6



# Cromwell Grove W6

**5 BEDROOMS**

**KITCHEN/BREAKFAST/DINING ROOM**

**DOUBLE RECEPTION**

**3 BATHROOMS (2 EN SUITE)**

**UTILITY ROOM**

**STUDY/BEDROOM 5**

**POWDER ROOM**

**PAVED & WALLED GARDEN WITH  
OFFICE/STUDIO**

**EPC RATING B 81 | COUNCIL TAX BAND D**

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A truly sensational, renovated and extended 5 bedroom end-of-terrace Victorian house with 2 floors of fabulous living/entertaining space, a paved garden over 2 levels and a garden office/studio/gym. The ground floor is open from front to back with a marble-tiled hallway opening into the elegant, panelled double reception with bay window to the front, 2 feature Limestone fireplaces and herringbone wood floor. To the rear of the entrance hall there are built-in cupboards and floor to ceiling glass sliding doors onto the paved and walled garden were there is also a garden office/studio/gym. There is useful side access directly to the garden and a covered bike storage/bin store area. To the front of the lower ground floor there is a sophisticated, bespoke Modulnova kitchen complete with central marble island, integrated wine fridge, Siemens appliances and wonderful pantry cupboard. The formal dining area is to the rear of the lower ground floor where there are floor-to-ceiling glass sliding doors onto the paved terrace area with steps leading up to the ground floor level of the garden. There is also a powder room on this floor. There are 5 bedrooms, a study/bedroom 5, a utility room and 3 bathrooms including the luxurious principal bedroom suite which occupies the entirety of the first floor with walk-in dressing room and en suite bathroom with walk-in shower. This beautifully presented house which is in excess of 3,000 sq ft has been creatively and exquisitely refurbished to exacting standards, oozes chic style and can be moved into without further expense.

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**PRICE GUIDE £3,000,000  
FREEHOLD**

**SUBJECT TO CONTRACT**













Lower Ground Floor

Ground Floor



First Floor



Second Floor



Third Floor

**Cromwell Grove, W6**

Approximate Total Area 313 sq m / 3369 sq ft  
 (Including Restricted Head Height of Approximately 7 sq m / 75 sq ft)  
 (Including Eaves Storage of Approximately 7 sq m / 75 sq ft)  
 (Including Assumed Eaves Storage of Approximately 6 sq m / 65 sq ft)  
 Including Studio of Approximately 14 sq m / 151 sq ft  
 Including Store of Approximately 5 sq m / 54 sq ft

Floor Plan produced for Finlay Brewer by Mays Floorplans © Tel 020 3397 4594  
 Illustration for identification purposes only, not to scale  
 All measurements are maximum, and include wardrobes and window bays where applicable  
 This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.