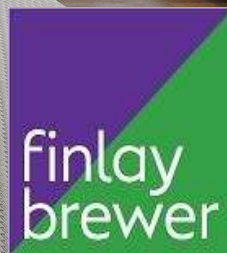




Poplar Grove W6



# Poplar Grove W6

**3 DOUBLE BEDROOMS**

**OPEN-PLAN RECEPTION / KITCHEN / BREAKFAST ROOM**

**BATHROOM & SHOWER ROOM**

**JULIET BALCONY**

**EAVES STORAGE**

**EPC RATING: C 73**

**COUNCIL TAX BAND: D**

**LEASE LENGTH: 82 YEARS APX**

**NEW LEASE OF 999 YEARS UPON COMPLETION**

**SERVICE CHARGE: £75 PA APX**

---

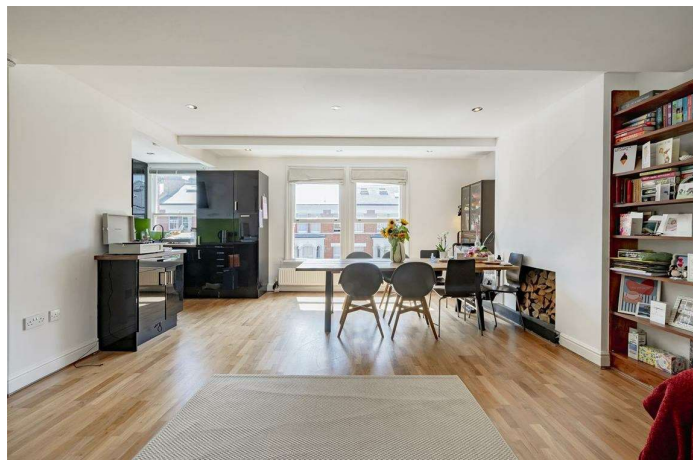
A 3 bedroom split level maisonette occupying the second and third floor of a handsome Victorian house with good and flexible living/entertaining space. The open plan reception/kitchen/breakfast room spans from the front to the rear of the property with quality wood flooring throughout and ample built in shelving. There is also a shower room on this floor with storage for utilities and sash window over the rear of the property. The upper floor has 3 bedrooms and a bathroom. The principal bedroom has built in storage and a brilliant Juliet balcony overlooking the gardens of Sulgrave Road. This generous property of approximately 1079 sq ft is well configured, has a great feel and occupies an excellent position on Poplar Grove.

The property is being sold with a Share of Freehold and a new lease of 999 years upon completion.

---

**PRICE GUIDE £850,000**  
**LEASEHOLD - SHARE OF FREEHOLD**

**SUBJECT TO CONTRACT**









## Poplar Grove, W6

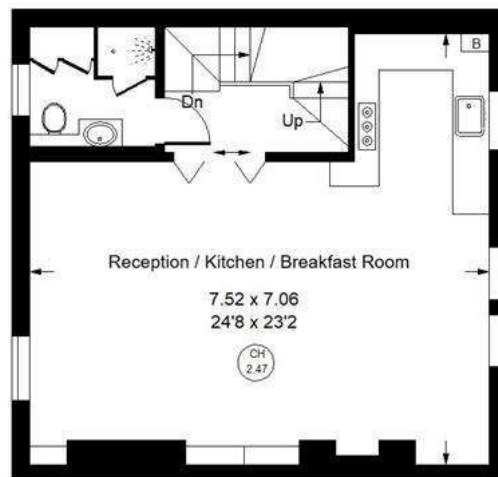
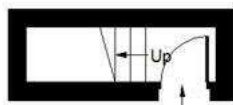
Approx. Gross Internal Area = 100.2 sq m / 1079 sq ft  
 Eaves Storage = 9 sq m / 97 sq ft  
 Total = 109.2 sq m / 1176 sq ft



= Reduced headroom  
 below 1.5 m / 5'0"



Third Floor



Second Floor

First Floor