



Sulgrave Road W6

finlay
brewer

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5 DOUBLE BEDROOMS
DOUBLE RECEPTION
KITCHEN / BREAKFAST ROOM
DINING ROOM
3 BATHROOMS (1 EN SUITES)
UTILITY ROOM
GARDEN
EPC RATING D 57
COUNCIL TAX BAND G

This stylishly extended and renovated 4/5 bedroom period terraced house on three floors, enjoys exceptional light and living space throughout.

The ground floor includes a cloakroom; an impressive double reception with wooden floor, built in shelving and sash windows in a square bay, leading to a stunningly bright, full-width custom-built kitchen with exceptionally generous storage and an island. The large bi-fold doors, open onto a charming, west-facing paved garden. An elegant, formal drawing room quite unexpectedly spans the first floor. It features wooden flooring, a period marble fireplace, and a square bay overlooking the quiet tree-lined street. The property offers 4 further classically proportioned double bedrooms, and 3 bathrooms. The glamorous principal bedroom which occupies the entire second floor, flows into an en-suite marble bathroom with twin basins. The house also comprises a cleverly placed utility area with sink, and there is access to excellent loft storage with natural light.

This handsome property, a stone's throw from Brook Green, has been renovated to exacting standards and can be moved into as it stands. In addition there is planning in perpetuity for an extension into the loft space.

PRICE GUIDE £1.875M
FREEHOLD
SUBJECT TO CONTRACT











APPROX. GROSS INTERNAL FLOOR AREA: 1931 SQ FT/ 179 SQM

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.

PROPERTY PHOTO PLANS
THE 3D-TO-2D PROPERTY BLUEPRINT