



Hammersmith Grove  
W6



# Hammersmith Grove W6

**4 DOUBLE BEDROOMS**

**RECEPTION**

**KITCHEN/BREAKFAST ROOM II DINING  
ROOM**

**FAMILY BATHROOM II SHOWER ROOM**

**GUEST CLOAKROOM II UTILITY ROOM**

**CELLAR II DARK ROOM**

**SUMMER HOUSE**

**WALLED & DECKED GARDEN**

**EPC RATING: C 73**

**COUNCIL TAX BAND: G**

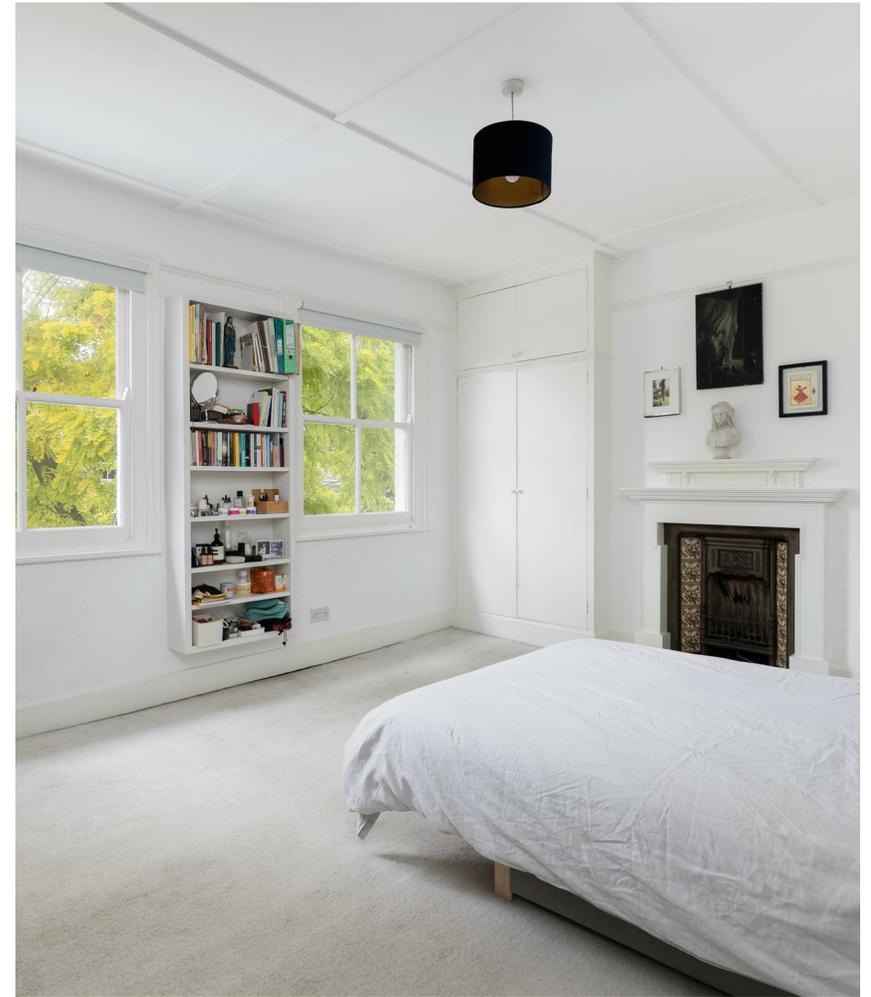
A wonderful 4 double bedroom Victorian mid-terraced house with very good living/entertaining space on the ground floor and a truly fabulous 70' apx garden with a garden office. There is a high-ceilinged reception to the front with stripped original floorboards; a tall bay window with original shutters and a working feature fireplace with dwarf cupboards and shelving. There is a second reception / study behind with a marble feature fireplace; a built-in bookcase and French doors to a decked lightwell. Steps lead down from the hallway to the full-width kitchen/breakfast room which has a tiled floor; a wood burning stove and 2 sets of floor-to-ceiling Crittall-style French doors and windows which open onto the incredible garden. The walled garden is initially decked, then paved with a central lawn area and there is a useful garden office/studio at the end of the garden. There is also a guest cloakroom; a utilities/laundry cupboard and access to good cellar storage where there is a photographer's dark room. There are 4 very generous double bedrooms, a bathroom and shower room on the upper floors. This period house of approximately 2130 sq ft has a wealth of original features and a lovely feel. It also offers potential and ample scope to extend and upgrade to one's own taste and style subject to the usual planning consents.

**PRICE GUIDE £2,200,000**

**FREEHOLD**

**SUBJECT TO CONTRACT**





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Approximate Gross Internal Area 207 sq m / 2228 sq ft  
Excluding Summer House of Approximately 8 sq m / 86 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.