

CEYLON ROAD
BROOK GREEN, W14

GRANT J BATES
— PROPERTY —





Architect-designed Victorian elegance in the heart of Brook Green

GJB

Ceylon Road, Brook Green, W14

Freehold

- Brook Green Conservation Area
- Architect-Designed Victorian Home
- Approx. 1,750 Sq Ft
- Comprehensive Refurbishment
- Stunning Bespoke Kitchen
- Flexible Accommodation
- Air Source Heat Pump
- Smart Home Technology
- Mediterranean-Inspired Garden
- Near Olympia Redevelopment

Description

Occupying a sought-after position within the Brook Green Conservation Area, this beautifully reimagined Victorian house has been extensively rebuilt and redesigned to create a beautifully crafted family home extending to approximately 1,750 sq ft. Behind its elegant period façade lies a thoroughly contemporary interior, conceived by the award winning Plus Architects in collaboration with luxury developer Liquidearth, combining timeless architecture with the practical demands of modern London living.

The house unfolds over three carefully considered floors, where light, volume and functionality have been prioritised throughout. Original Victorian proportions have been enhanced by a comprehensive structural and services overhaul, including new plumbing, electrics, glazing, insulation, soundproofing and an air source heat pump system, creating a home that balances energy performance with aesthetic refinement.

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The raised ground floor provides exceptional flexibility and is currently arranged as two separate reception rooms. The principal reception offers an elegant space for everyday living and entertaining, while pocket doors allow the second reception to function independently as a guest bedroom, study, playroom, snug or additional reception room depending on individual requirements. A guest WC with shower provides further flexibility, while engineered hardwood flooring runs throughout, complemented by bespoke joinery, recessed LED lighting and Farrow & Ball paint finishes, creating a calm and cohesive palette.

At the garden level, the house opens into a striking kitchen and dining space designed as the social heart of the home. The bespoke kitchen is centred around stone worktops and a substantial breakfast island, complemented by Bosch appliances, an American-style fridge freezer, a smart filtered water tap and extensive bespoke cabinetry. The adjacent dining area enjoys direct access to a Mediterranean-inspired garden, creating a seamless connection between inside and out. The dedicated built-in utility zone and additional storage complete this floor, while smart heating and zoned comfort cooling ensure year-round comfort throughout the home.

The upper floors are dedicated to the bedroom accommodation, where generous proportions and thoughtful detailing continue throughout. The bathrooms have been finished to an exceptional standard, featuring Lusso Stone sanitaryware, Italian ceramic tiling, electric underfloor heating and carefully curated fittings.







Premium carpeting to the bedrooms provides warmth and softness underfoot, while double-glazed windows maximise natural light and thermal efficiency.

Situation

Brook Green remains one of West London's most desirable residential neighbourhoods, celebrated for its village atmosphere, excellent schools and collection of independent cafés, restaurants and local boutiques. Residents enjoy easy access to the green open spaces of Brook Green itself, while Kensington, Holland Park and Hammersmith are all within easy reach. The transformative Olympia London redevelopment, just a short walk away, is set to further enhance the area's appeal with a world-class cultural, leisure and entertainment destination.

A rare opportunity to acquire a beautifully crafted Victorian home where considered architecture, contemporary design and exceptional craftsmanship combine to create a turnkey family residence in one of W14's most established and sought-after addresses.

Additional Information

Local Authority: Hammersmith & Fulham

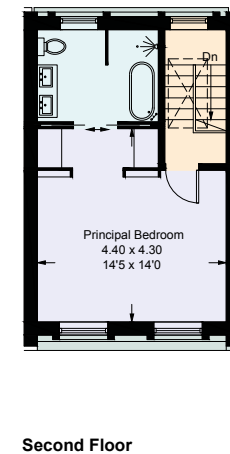
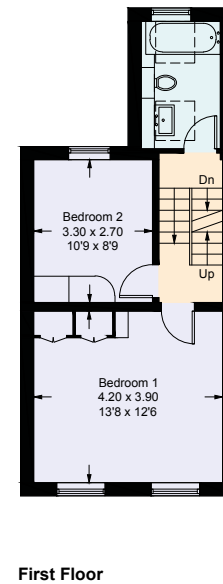
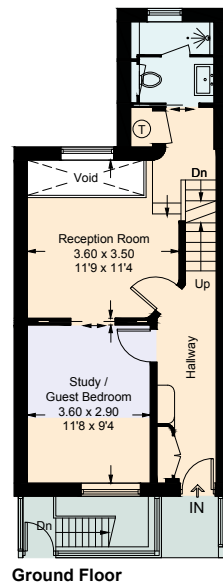
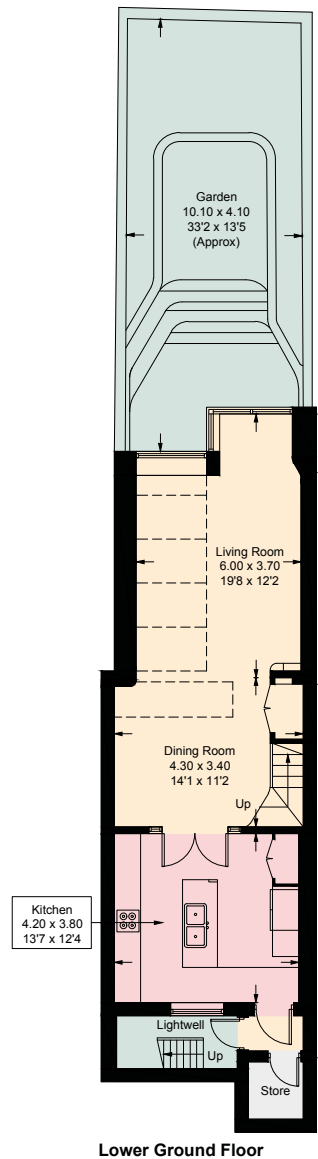
Council Tax Band: TBC

EPC Rating: C



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Approximate Gross Internal Area = 161.9 sq m / 1743 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.