
Sulgrave Road W6
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3 DOUBLE BEDROOMS

RECEPTION

KITCHEN / BREAKFAST ROOM

BATHROOM & SHOWER ROOM

GUEST CLOAKROOM

LOFT & ROOF TERRACE POTENTIAL STPP

EPC RATING: C 70

COUNCIL TAX BAND: E

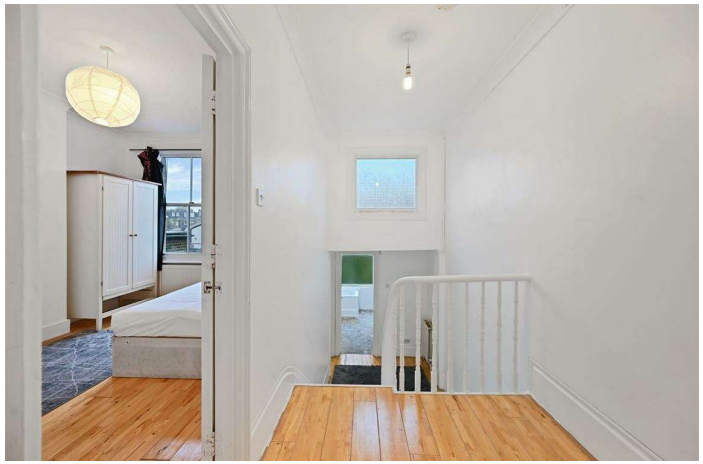
LEASE LENGTH: 963 YEARS APX

BUILDING INSURANCE: £270 PA APX



A well-configured split-level 3 double bedroom apartment occupying the 1st and 2nd floors of a handsome Victorian terraced property. The full-width reception to the front of the first floor has 3 sash windows and a feature fireplace with shelving either side and dwarf cupboards. The well-equipped kitchen on the 1st half landing has excellent storage and integrated appliances. There is a generous bedroom beside the reception. The upper floor has 2 good-sized double bedrooms, a generous bathroom and a shower room. The property benefits from high ceilings and double-glazed windows throughout.

This well-proportioned property of approximately 1,076 sq ft offers spacious accommodation and is ideally located for transport links and amenities, with Gail's mere seconds away. The property also provides potential to extend into the loft space and create a roof terrace to the rear, subject to the usual planning consents. Previous consent was granted for these works and may be capable of reinstatement, subject to the relevant approvals.





PRICE GUIDE £825,000

LEASEHOLD - SHARE OF FREEHOLD

SUBJECT TO CONTRACT











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SULGRAVE ROAD, W6

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 528 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 548 SQ FT

N

APPROX. GROSS INTERNAL FLOOR AREA: 1076 SQ FT/ 100 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client.

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