



SULGRAVE ROAD

Brook Green W6



A NEWLY REFURBISHED FAMILY HOME WITH A GARDEN STUDIO

This exceptional Victorian terraced house has been extended and comprehensively refurbished, seamlessly combining period charm with contemporary luxury to create an outstanding home.

			EPC
5	4	2	C

Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: G

Tenure: Freehold

Guide Price: £2,950,000



BENEFITTING FROM AC THROUGHOUT

Extending to 2,728 sq ft and arranged over five floors, the property offers beautifully proportioned and light-filled accommodation.

The ground floor comprises an inviting entrance hall, an elegant reception room featuring a feature fireplace and herringbone hardwood flooring, a guest WC, and a bespoke kitchen that forms the heart of the home. Finished to an exceptional standard, the kitchen is fitted with premium Miele appliances and centred around a generous island, ideal for both everyday living and entertaining.

Bi-fold doors open onto a 48' private garden, which is complemented by a detached garden studio complete with a shower room and kitchenette, providing an ideal space for a live-in nanny, guests, or a home office.





The upper floors offer superb bedroom accommodation, including a luxurious principal suite designed as a private sanctuary, featuring a bespoke dressing room and a beautifully appointed en suite bathroom.

There is a further double bedroom with an en suite shower room, three additional double bedrooms, a well-appointed family bathroom, and a separate utility room.

A particular highlight of the property is the impressive cinema room, located within the newly extended basement, providing the perfect space for entertainment and relaxation.



LOCATION

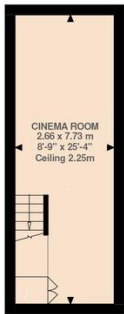
Sulgrave Road is a quiet residential street moments from Brook Green itself, the tree-lined green that gives this pocket of West London its name and its village atmosphere, with tennis courts, a playground and a well-known summer fair.

The area is exceptionally well served for schooling, with St Paul's Girls' School, Godolphin and Latymer, Latymer Upper School and Bute House Preparatory School all close at hand.

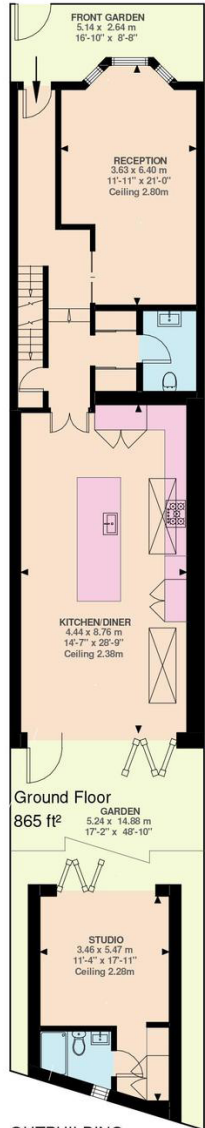
A range of local shops, cafés and delicatessens can be found on the nearby Shepherd's Bush Road and Hammersmith Grove, with more extensive retail and entertainment facilities at Westfield Shopping Centre. Ravenscourt Park lies a short distance to the west, and the open space of Brook Green is at the end of the road.

The property is within easy reach of Hammersmith Broadway (approximately 0.6 miles), Goldhawk Road Station (approximately 0.7 miles) and Shepherd's Bush Underground and Overground Station (approximately 0.7 miles).

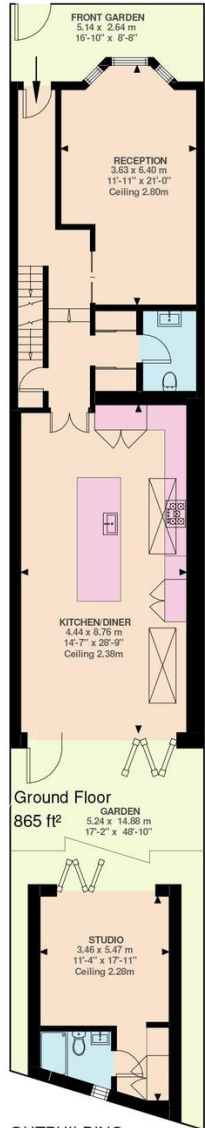




Lower Ground Floor
221 ft²



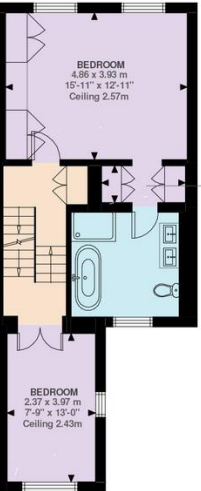
Ground Floor
865 ft²



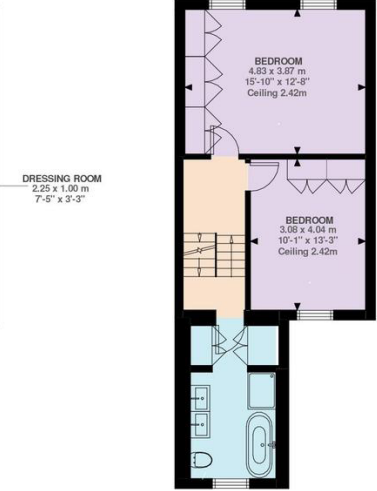
OUTBUILDING
192 ft²

Sulgrave Road, W6
Approximate Gross Internal Area
253.47 SQ.M / 2728 SQ.FT
(EXCLUDING EAVES STORAGE)
EAVES STORAGE 5.70 SQ.M / 61 SQ.FT
INCLUSIVE TOTAL AREA 259.17 SQ.M / 2790 SQ.FT
(INCLUDING OUTBUILDING)
OUTBUILDING 17.79 SQ.M / 191 SQ.FT
EXCLUSIVE TOTAL AREA 235.28 SQ.M / 2533 SQ.FT

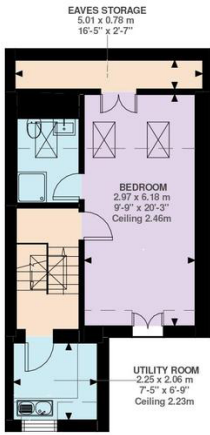
KEY: CH = Ceiling Height
Restricted Head Height



First Floor
546 ft²



Second Floor
538 ft²



Third Floor
367 ft²



Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Approximate Gross Internal Area = 253.47 sq m / 2728 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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