



Hammersmith Grove
W6



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6 DOUBLE BEDROOMS

DOUBLE RECEPTION

OPEN PLAN KITCHEN

FAMILY ROOM / DINING ROOM

4 BATHROOMS (INCL 1 EN SUITE)

GUEST CLOAKROOM & UTILITY ROOM

LAWNED & WALLED GARDEN

WINE CELLAR & UTILITY ROOM

OFF STREET PARKING

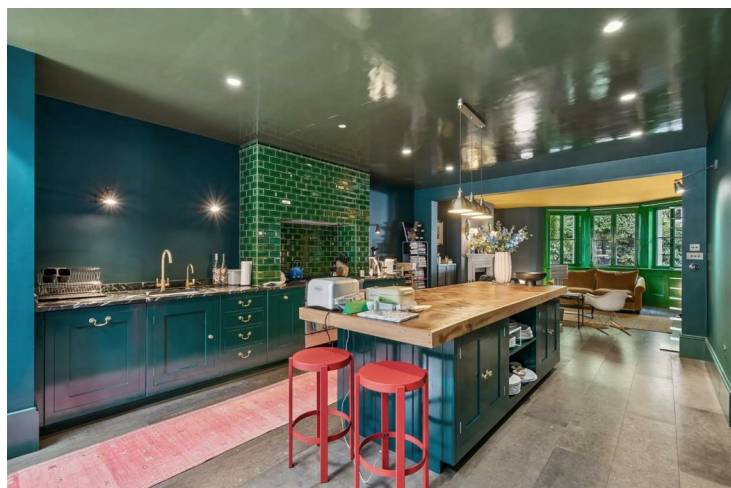
EPC RATING: E 54 | COUNCIL TAX BAND: H

An impressive semi-detached 6 bedroom late Georgian villa-style residence with 2 sensational floors of lateral living/entertaining space, a fantastic 80 ft approx westerly garden and off-street parking for 2-3 cars. The extra-wide contemporary and vast kitchen/dining/family room is open from front to back and has crittal doors and windows onto the fabulous garden. There is also a utility, guest cloakroom and shower room on this floor. The high ceilinged, elegant reception is on the first floor and is open from front to back, with an abundance of original features including 2 feature fireplaces and intricate cornicing. There is also a generous study/bedroom 6 to the rear of this floor overlooking the garden. On the upper floors there are 5 bedrooms and 3 bathrooms, including the principal bedroom suite which is to the rear of the second floor. This elegant family home of approximately 3854 sq ft commands true rarity value as there is a limited supply of such houses in the area.

Hammersmith Grove is ideally located for all the amenities and attractions of King Street, The Lyric Theatre, Riverside Studios, The Apollo, the river Thames and Ravenscourt Park. In addition, some of the best state & private schools are also close by and the excellent transport hub at Hammersmith Broadway is just minutes away.

PRICE GUIDE £4,500,000
FREEHOLD

SUBJECT TO CONTRACT











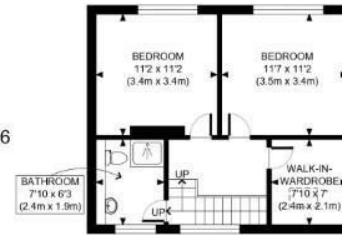
HAMMERSMITH GROVE, W6



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1361 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1091 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 450 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 962 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 3854 SQ FT/ 358 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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.