



Hammersmith
Grove W6



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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 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 lawned 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

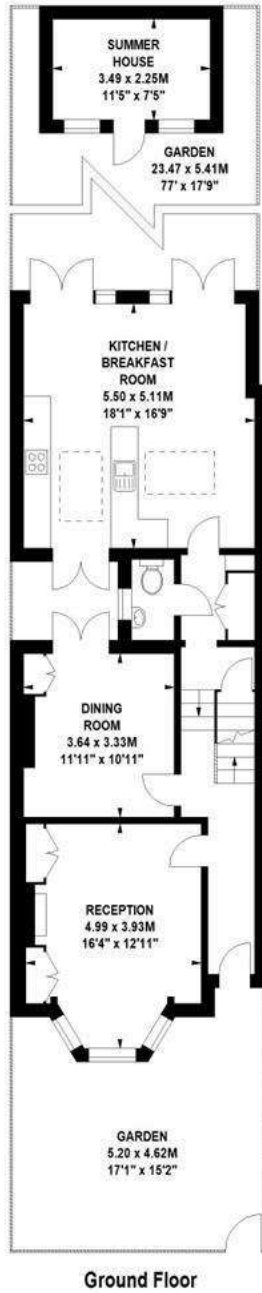






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Approximate Gross Internal Area 207 sq m / 2228 sq ft
Excluding Summer House of Approximately 8 sq m / 86 sq ft



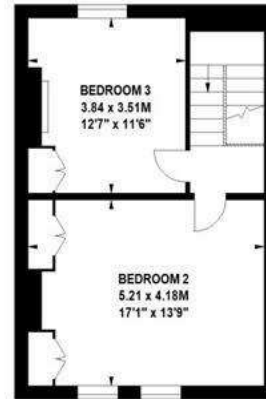
Ground Floor



First Floor



Lower Ground Floor



Second Floor



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