



Poplar Grove W6

finlay
brewer

Poplar Grove W6

3 BEDROOMS

ELEGANT RECEPTION

KITCHEN

BATHROOM

SHOWER ROOM

JULIET BALCONY

EPC RATING: TBC

COUNCIL TAX BAND H

LEASE LENGTH: 84 YRS APX

An extra wide 3 bedroom upper maisonette which occupies the top 2 floors of an imposing Victorian terraced property with good living/entertaining space. The elegant reception to the front of the property has a feature fireplace with shelving either side and large sash windows with a bedroom/study off the reception. The kitchen is to the rear of the 2nd floor and has integrated appliances and excellent built-in storage. There is a further bedroom and family bathroom on this floor. The impressive 16'4 x 16'1 principal bedroom suite is situated on the top floor and has ample built-in storage, a Juliet balcony to the rear and a part-tiled shower room beside. This well-configured property of approximately 947 sq ft is flooded with light and occupies a very good position on this sought-after, wide, tree-lined residential road. Poplar Grove is also well-located being in close proximity to the transport links and amenities of Shepherds Bush as well as the restaurant and leisure facilities at Westfield London.

*We have been advised by the vendor that the lease is being extended to 999 yrs apx

PRICE GUIDE £900,000

SHARE OF FREEHOLD

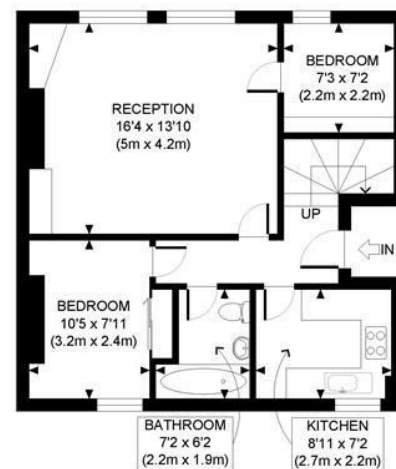
SUBJECT TO CONTRACT



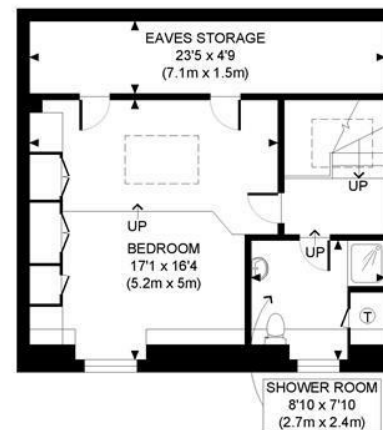




POPLAR GROVE, W6



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 568 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 521 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 400 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1089 SQ FT/ 101 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 968 SQ FT/ 90 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.